



34 Bircham View

Egguckland, Plymouth, PL6 5PY

£240,000



A most well-presented mid-terrace house built c1970 with gas central heating & double-glazing. The accommodation briefly comprises an entrance hall, spacious front-set lounge with feature electric stove & large 20' ft long modern fitted integrated kitchen/dining room with appliances. On the first floor there are 3 good-sized double bedrooms & spacious family bathroom. Accessed from steps to the rear is the office/gym and store room. There is lawned front garden & a rear garden laid to artificial grass. Single private parking space together with on-street parking.



BIRCHAM VIEW, EGGBUCKLAND, PL6 5PY

LOCATION

Found in this prime popular established residential area of Eggbuckland and bordering on Crownhill, with a good variety of local services and amenities to hand. These include mini supermarkets, choice of popular schools and bus services run close by.

ACCOMMODATION

HALL 6'7 x 6'6 (2.01m x 1.98m)

Large under-stairs storage cupboard housing the electric consumer unit. Staircase ascending to the first floor. Doorway leading to the lounge.

LOUNGE 13'5 x 13'2 (4.09m x 4.01m)

Spacious front-set lounge with feature electric stove. Wide archway leading through to the kitchen/dining room.

KITCHEN/DINING ROOM 20'3 x 9'5 (6.17m x 2.87m)

A large 20' ft long modern fitted integrated kitchen/dining room with appliances including automatic dishwasher, 4-ring gas hob with fan assisted electric double oven under, tumble dryer and washing machine under the breakfast bar.

FIRST FLOOR LANDING

BEDROOM ONE 13'3 x 10'8 max dimensions (4.04m x 3.25m max dimensions)

Built-in wardrobe.

BEDROOM TWO 10'8 x 9'7 (3.25m x 2.92m)

BEDROOM THREE 11'7 x 10' max dimensions (3.53m x 3.05m max dimensions)

BATHROOM 9'6 x 9'5 (2.90m x 2.87m)

Spacious family bathroom with a white modern suite comprising a bath with mixer tap and shower attachment, separate double-sized shower with over-head douche spray, wc and wash hand basin. Cupboard housing the Ideal gas-fired boiler servicing the central heating and domestic hot water.

LOWER GROUND FLOOR

To the rear outside steps provide access to the lower ground floor including an office/gym and spacious store room.

OFFICE/GYM 10'2 x 8'10 (3.10m x 2.69m)

STORE ROOM 11'3 x 9'1 (3.43m x 2.77m)

A spacious store room, in part with 6'3' head height. Part-reduce with built-in storage cupboards.

OUTSIDE

Located on a rectangular-shaped plot with level lawned front garden. Rear garden with balcony and laid to artificial lawn. Single private parking space close by. On-street parking to the front.

COUNCIL TAX

Plymouth City Council
Council tax band B

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Area Map



Floor Plans



GROUND FLOOR



GROUND FLOOR



Energy Efficiency Graph

