



## 31 Kings Road

Higher St. Budeaux, Plymouth, PL5 2PE

**£150,000**



A semi-detached family home in need of renovation in Higher St. Budeaux. The accommodation comprises a porch, entrance hall, lounge, dining room, kitchen, lean-to, 2 bedrooms & a shower room. There is a front & enclosed rear garden with off-road parking for 1 vehicle. More suited to Cash Buyers. No onward chain.



KINGS ROAD, HIGHER ST BUDEAUX, PLYMOUTH, PL5 2PE

ACCOMMODATION

Entrance via a wooden door with glazed panels which opens up into the porch.

PORCH 9'10" x 4'0" (3.01 x 1.22)

Wooden single-glazed windows to the side & to the front. Alluminium door with obscured glazed panels opens up into the entrance hall.

ENTRANCE HALL 14'9" x 5'9" (4.51 x 1.77)

Obscured aluminium glazed window to the side. Staircase rising to the first floor landing with under-stairs storage cupboard. Door into the lounge & dining room.

LOUNGE 12'0" x 10'2" into the chimney breast recess (3.67 x 3.11 into the chimney breast recess)

Feature fireplace with a tiled hearth mantle & surround. Inset electric fan fire. uPVC double-glazed window to the front.

DINING ROOM 10'0" x 9'10" into the chimney breast recess (3.05 x 3 into the chimney breast recess)

Wood panelling to the chimney breast. Aluminium glazed window to the rear. Srchway opens up into the kitchen.

KITCHEN 9'10" x 3'11" (3 x 1.2)

Base & mall mounted units. Space for a fridge & oven. Fitted hob. Inset sink unit into a roll edge laminate work surface. Aluminum obscured glazed window to the side. Archway opens up in to the lean to.

LEAN-TO 5'8" x 5'3" (1.73 x 1.62)

uPVC double-glazed windows to the side & rear. uPVC double-glazed door opens up out to the rear garden.

FIRST FLOOR LANDING

uPVC double-glazed window to the front. Fitted wardrobes along 1 wall. Leading off through to the bedrooms & shower room.

BEDROOM ONE 11'11" x 8'10" (3.64 x 2.7)

Fitted wardrobes. Overhead storage units to chimney breast recesses. uPVC double-glazed window to the front.

BEDROOM TWO 10'1" x 9'11" into chimney breast recess (3.08 x 3.04 into chimney breast recess)

Aluminium glazed window to the rear.

BATHROOM 6'7" x 4'3" (2.01 x 1.3)

Matching suite of close coupled wc with hidden cistern. Quarter shower cubical with fitted electric Myra shower. Wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Aqua boarding to the walls. Aluminium obscured glazed window to the rear.

OUTSIDE

The property is approached via twin wrought iron gates which open up to a brick paved driveway, allowing off-road parking for 1 vehicle, bordered on one side by a raised flower bed & the other by a front garden with inset shrubs & plants. A second set of wrought iron gates give access to the rear garden. A brick paved path leads down towards the rear garden where there is a paved patio seating area with a section of stone chippings to one side.

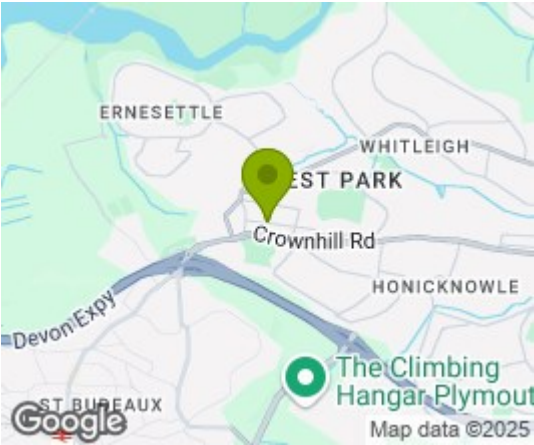
COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

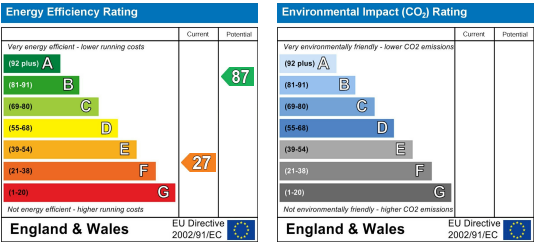
Area Map



Floor Plans



Energy Efficiency Graph



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