



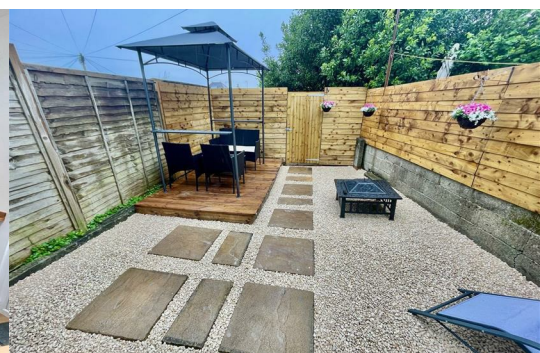
15 Harnorlen Road

Peverell, Plymouth, PL2 3NU

Guide Price £230,000



GUIDE PRICE £230,000 - £240,000. Terraced house, thought to have been built in the 1930s which has undergone a comprehensive refurbishment. Now providing a most well-presented & comfortably appointed home. Benefits of uPVC double-glazing, new pipe work & new cast iron, contemporary style radiators. A functional, re-modelled layout comprises a porch, hall, generous sized front-set lounge with a wide archway into the good sized dining room, incorporating storage to either side of the chimney breast. A wide archway into the newly fitted, integrated kitchen. At first floor level, a landing giving access to 3 bedrooms, 2 being large doubles & a well appointed new fitted bathroom/wc. Low maintenance front garden, all garden furniture is included in the sale & a southerly facing, low-maintenance & enclosed back garden. Incorporating a decked patio, ideal for alfresco entertaining. A gate to the rear service pathway. Residential area, towards the end of a short cul-de-sac, part of Peverell & a variety of local services & amenities near-by.



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HARNORLEN ROAD, PEVERELL, PLYMOUTH, PL2 3NU

ACCOMMODATION

Ground floor, uPVC double-glazed front door, opens into porch.

PORCH 3'2 x 2'11 (0.97m x 0.89m)

Part-glazed internal door into the hallway.

HALL

Staircase that rises to the first floor, under-stairs storage cupboard.

LOUNGE 13'7 x 12'1 maximum (4.14m x 3.68m maximum)

uPVC double-glazed bay window to the front. Feature fireplace, wide archway into the dining room.

DINING ROOM 13'7 x 9'9 (4.14m x 2.97m)

uPVC double-glazed window to the rear. Low level built-in storage cupboards to either side of the chimney breast. Wide archway openly connecting to the kitchen.

KITCHEN 11' x 6'9 (3.35m x 2.06m)

uPVC double-glazed window to the side & part uPVC double-glazed door to the back garden. Newly fitted & integrated kitchen with a good range of cupboard & drawer storage. Quality integrated appliances including washing machine, dishwasher, 4 ring ceramic, touch-control hob with extractor hood over. Single oven with a microwave above. 50/50 fridge/freezer.

FIRST FLOOR

LANDING

BEDROOM ONE 15'5 x 10'10 maximum (4.70m x 3.30m maximum)

uPVC double-glazed bay window to the front.

BEDROOM TWO 12'3 x 9'5 (3.73m x 2.87m)

uPVC double-glazed window to the rear. Storage cupboard.

BEDROOM THREE 9'7 x 5'3 (2.92m x 1.60m)

uPVC double-glazed window to the front.

BATHROOM 6'9 x 5'3 (2.06m x 1.60m)

Newly fitted with white suite, comprising a bath with mixer tap & thermostatic shower over. Hand-held mixer & over-head douche spray. Shower screen. Close coupled wc. Cupboard housing the Ideal Classic gas-fired boiler which services the central heating & domestic hot water. Vanity basin with mixer tap.

EXTERNALLY

Small front garden laid-to-stone chippings. To the rear, a southerly facing garden. Private & enclosed with wall & fence boundaries. A decked seating terrace, ideal for alfresco entertaining. All garden furniture is included in the sale. Stone-chipping covered areas & pedestrian gate to rear service pathway.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

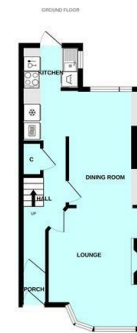
SERVICES

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

Area Map

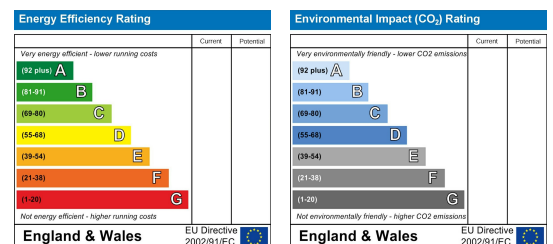


Floor Plans



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Energy Efficiency Graph



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