



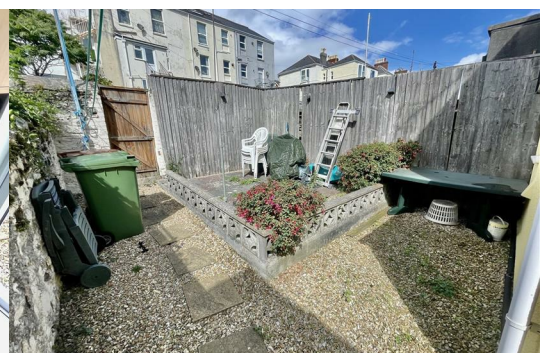
9 Neath Road

St Jude's, Plymouth, PL4 8TF

£250,000



A late Victorian period built 2 storey mid-terraced house which has been looked after & maintained well over the years. The property has the benefit of uPVC double-glazing & gas central heating. The accommodation comprises a porch, hall, spacious lounge, good-sized separate dining room, 17ft large fitted kitchen/breakfast room, 3 double bedrooms (potential to create 4) & a modern fitted bathroom/wc. There is a front garden & walled rear courtyard.



NEATH ROAD, ST JUDES, PLYMOUTH, PL4 8TF

ACCOMMODATION

A well proportioned 2 storey spacious house believed to have been built in the late Victorian period, laid out over 2 levels. Lived in for 50 plus years, looked after and maintained well.

On the ground floor with porch, hall, good-sized front set lounge, bay window & fireplace with gas fire. Double doors open to a generous-sized dining room set to the rear. In the tenement section a spacious kitchen/breakfast room with window and French doors opening to the side. The kitchen with fitted appliances including 1.5 bowl sink unit, Stoves 5 ring gas hob with extractor hood over, Hotpoint dual oven/grill with Russell hobs microwave over. Space for an American style fridge/freezer. Door into a useful downstairs utility room/wc with wc, wash hand basin & space & plumbing for a washing machine.

At first floor level a landing giving access to 3 double bedrooms, a large master bedroom at the front with potential to subdivide to create a 4 bedroom home. A well appointed modern fitted family bathroom with bath, wc, wash hand basin & large separate shower.

Externally a front garden & to the rear a walled enclosed courtyard garden.

LOCATION

Found in this quiet street in a cul-de-sac of Neath Road in the popular St Judes area of Plymouth with a variety of local services & amenities nearby.

GROUND FLOOR

ENTRANCE LOBBY 4'2 x 3'3 (1.27m x 0.99m)

HALL

Staircase to first floor.

LOUNGE 15'7 x 13'5 maximum (4.75m x 4.09m maximum)

DINING ROOM 13'6 x 11'2 (4.11m x 3.40m)

KITCHEN/BREAKFAST ROOM 17'7 x 9'10 (5.36m x 3.00m)

WC/UTILITY ROOM 11' x 3'8 minumum (3.35m x 1.12m minumum)

FIRST FLOOR

LANDING

BEDROOM ONE 17'3 x 15'6 maximum (5.26m x 4.72m maximum)

BEDROOM TWO 13'6 x 11'2 maximum (4.11m x 3.40m maximum)

BEDROOM THREE 13'1 x 10'9 (3.99m x 3.28m)

BATHROOM 8' x 6'11 (2.44m x 2.11m)

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

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

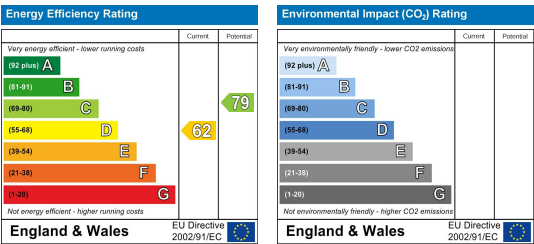
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.