Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



163 Alma Road

Milehouse, Plymouth, PL3 4HQ

£350,000

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A well-maintained 1930s semi-detached home, owned by the same family for over 50 years, offering excellent potential for modernisation. The property features a porch, spacious hallway, downstairs wc, lounge, dining room, fitted kitchen, 3 bedrooms, bathroom & separate wc. Outside, there is a driveway, garage, front lawn & a long, enclosed south-facing rear garden. Vacant with no onward chain.







ALMA ROAD, MILEHOUSE, PLYMOUTH PL3 4HQ

SUMMARY

A substantial semi-detached house which has been in ownership for over 50 years. Thought to have been built in the 1930s. Looked after, maintained & upgraded with modern uPVC double-glazed windows to the large majority of the openings, installed about 2 years ago. It would benefit from a program of updating, improvement & as such, offers good potential. Porch with spacious reception hall & downstairs wc, a good sized lounge, spacious dining room, fitted kitchen. At first floor level, the landing with ample space to potentially access a loft conversion if desired & subject to approval. 3 bedrooms, two being large doubles, a bathroom & separate wc. Standing on a relatively large rectangular shaped plot with a drive at the front, giving access to a garage set to the side. Lawned front garden & to the rear, a long walled enclosed southerly-facing back garden. Vacant, no onward chain.

LOCATION

Found in this prime, popular, established, residential area of Milehouse with a variety of local services & amenities found nearby. Close by bus stops, Central Park, The Life Centre opposite & a choice of local schools. The position is convenient for access into the city & nearby routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 6'6 x 2'8 (1.98m x 0.81m)

Door with windows to either side.

HALL 17'7 x 8'1 overall (5.36m x 2.46m overall)

Staircase rises & turns to the first floor with under-stairs storage cupboard.

WC 3'9 x 4'2 (1.14m x 1.27m)

Window to the wide. Wc.

LOUNGE 16'11 x 15'2 max (5.16m x 4.62m max)

Wide bay window to the front elevation. Focal feature fireplace with timber surround, tiled hearth & gas fire. Twin sliding doors into:-

DINING ROOM 15'3 x 13'8 (4.65m x 4.17m)

uPVC double-glazed door with single glazed windows to either side. Feature fireplace.

KITCHEN/BREAKFAST ROOM 12'1 x 9'8 (3.68m x 2.95m)

Window overlooking the rear garden. Fitted with a range of cupboard & drawer storage. Work surfaces with inset stainless steel sink. 4 ring gas hob with extractor over & electric oven under.

FIRST FLOOR

LANDING

Window to the front.

BEDROOM ONE 16'9 x 14' (5.11m x 4.27m)

Bay window to the front looking over to Central Park. Fitted wardrobe.

BEDROOM TWO 15'7 x 14' (4.75m x 4.27m)

Window overlooking the rear garden with long views beyond. Fitted wardrobe.

BEDROOM THREE 9'5 x 8'10 (2.87m x 2.69m)

Window overlooking the rear garden & long views beyond. Built-in storage cupboard & adjoining airing cupboard housing the insulated hot water tank.

WC 5'9 x 2'8 (1.75m x 0.81m)

Window to the side. White modern wc.

BATHROOM 7'11 x 5'9 (2.41m x 1.75m)

Window to the side. Suite comprising bath with mixer tap & wall-mounted shower over. Pedestal wash-hand basin.

EXTERNALLY

The property has a long double width drive providing off-street parking for various vehicles. A long, near level lawned front garden providing potential to create more parking if desired. Doorway leads between garage & house. To the rear, a long southerly-facing brick walled back garden gently sloping away from the house. Paved patio, mainly laid to lawn & path running down to the end. Various outbuildings/stores. Single size garage.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

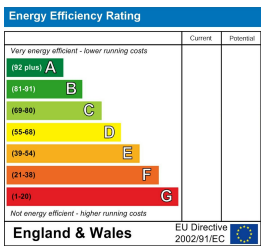
Area Map

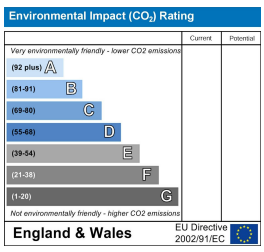


Floor Plans



Energy Efficiency Graph





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