



38 Bowden Park Road

Crownhill, Plymouth, PL6 5NG

£260,000



A 1930's semi detached two bedroom bungalow having the benefit of uPVC double glazing & gas fired central heating with a Worcester boiler. The property has been upgraded and improved in the past and recently with a modern fitted integrated kitchen & modern shower room/WC. Two reception rooms, conservatory & two bedrooms. Standing on a good size rectangular shape plot, near level, with two private parking bays, small detached garage & a southerly facing enclosed back garden. Vacant, no onward chain.



BOWDEN PARK ROAD, CROWNHILL, PL6 5NG

LOCATION

Found on the south side of Bowden Park Road in this popular established mainly residential area of Crownhill. With a good variety of local services and amenities found nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

uPVC part double glazed door into:

ENTRANCE LOBBY 3'10 x 3'5 (1.17m x 1.04m)

Twin multi paned glazed doors into:

HALL

Doors into the lounge and into:

BEDROOM TWO 9'11 x 9'1 (3.02m x 2.77m)

Window to the front. Cupboard housing the Worcester 24 CDI gas fired boiler servicing the central heating and domestic hot water.

LOUNGE 15'6 x 10'3 max (4.72m x 3.12m max)

Box bay window to the front. Electric fire on chimney breast. Arch way into:

DINING ROOM 12'7 x 10'3 max (3.84m x 3.12m max)

Door to kitchen and double glazed sliding patio door to:

LEAN TO CONSERVATORY 9'9 x 5'7 (2.97m x 1.70m)

Double glazed sliding patio door to rear patio and back garden.

KITCHEN 9'9 x 8'2 (2.97m x 2.49m)

Picture window to the side. Fitted kitchen. Work surfaces with matching up stands. Inset stainless steel sink. Integrated appliances include Neff electric oven, four ring variable size gas hob with extractor hood over, integrated fridge and integrated separate freezer. Bosch automatic washing machine.

INNER HALL

Doors off to the shower room and into:

BEDROOM ONE 12'6 x 9'9 overall (3.81m x 2.97m overall)

Window overlooking the back garden.

SHOWER ROOM

Obscure glazed window to the side. Modern white suite with Rak close coupled WC, vanity wash hand basin with cupboard under, tiled shower, and Triton T80 electrically heated shower.

EXTERNALLY

A cross over on the pavement gives access to a front set parking bay. Front garden laid to lawn with ornamental bushes and shrubs. A wide side tarmac laid area continues down the side. Accessed from Whitby Road with a wide cross over to a wide entrance leading to a further parking area and giving access to a small detached garage. A gate opens to the enclosed back garden. Here, a long lawned southerly facing back garden and paved patio next to the conservatory.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council Tax - Band C.

Area Map



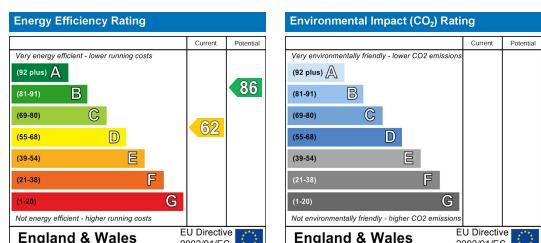
Floor Plans

GROUND FLOOR



Plan and Design: LSC

Energy Efficiency Graph



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