



East of 
ESTATE AGENTS

Nurseries Close
Exeter £325,000

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A well presented two bedroom mid terrace house with small west facing garden, garage and allocated parking space. Well located in this quiet, central Close off Pound Lane cul de sac. Double glazed throughout, central heating and no ongoing chain.

Two Bedroom | Mid Terrace | West Facing Garden with Rear Access | Garage and Allocated Parking | Potential for Conservatory | Quiet Close/cul de sac | Central Topsham | Double Glazed | Gas Central Heating | No Ongoing Chain

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FRONT PORCH

Front door, gas and electricity meter, coat hanging and ceiling light.

SITTING ROOM

Window to front aspect. Carpeted room with radiator and spot lighting, stairs to first floor landing and door into the kitchen.



KITCHEN/BREAKFAST ROOM

Door and window to garden with gated access to Denver Road. Fitted kitchen units with wall mounted gas boiler, space for various appliances, electric cooker, ceiling light, radiator and vinyl flooring.

LANDING

Carpeted landing with loft hatch, light fitting and doors to all first floor rooms.

BEDROOM ONE

Window over Nurseries Close gardens, radiator, fitted wardrobes and light fitting.

BEDROOM TWO

Window over garden to rear, fitted wardrobe, airing cupboard, radiator and light fitting.

BATHROOM

Modern suite comprising bath with shower over, screen and tiling, WC, wash basin, extractor fan and radiator.

GARDEN

Small west facing garden to rear accessed from the kitchen with gate to footpath to Denver Road.

GARAGE & PARKING

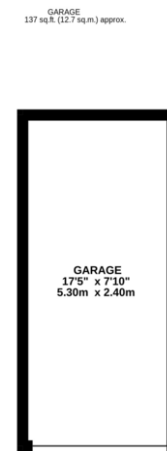
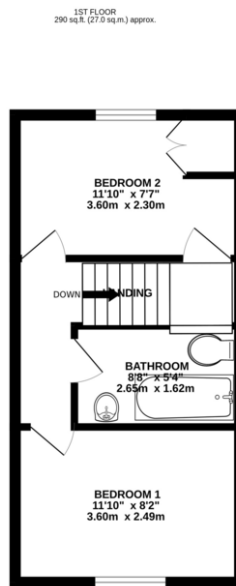
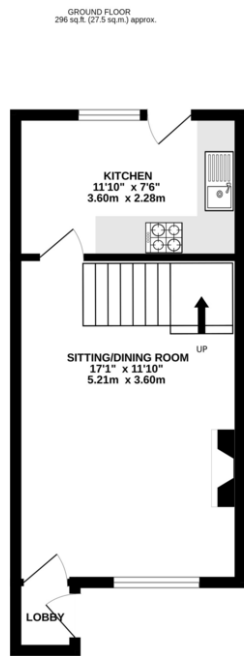
End terrace garage with counterweight door and in addition an allocated numbered parking space.

PROPERTY DATA

Freehold

Council Tax Band: C





TOTAL FLOOR AREA: 724 sq. ft. (67.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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