



Connells

St. Katherine's Road
Exeter



Property Description

GUIDE PRICE £300,000-£325,000

This well presented Victorian Terrace 3 bedroom property is set over three floors and offers a spacious layout including an open plan living/dining room and modern fitted kitchen. There are 3 double bedrooms set over the two upper floors as well as a large rear garden. The modern kitchen has been recently fitted and offers a beautiful finish. There is private off road parking to the front and a well maintained garden to the rear with patio and artificial grass areas to sit and out and enjoy the sunshine throughout the year. Bedroom 1 and bedroom 3 are positioned along side the family bathroom on the first floor, whilst bedroom two is positioned in the 2nd floor and also benefits from its own en-suite shower room. Positioned in a very sought after location, this property is likely to be a popular one and viewing is highly recommended.

Entrance Porch

Tiled floor, door to...

Entrance Hall

Wall mounted radiator.

Living Room

Double glazed front aspect bay window, fitted blinds, fireplace with gas fire, wall mounted radiator.

Dining Room

Door to rear.

Kitchen

New high-spec kitchen with wall and base units, work surfaces, wine fridge, double electric oven, gas hob with extractor over, dish washer, space for fridge freezer, boiler, under stairs storage, sink unit, double glazed rear and side aspect window and door.

First Floor Bedroom 2

Double glazed front aspect bay window with fitted blinds, large fitted wardrobe with drawers, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear and side aspect window, whirlpool bath, walk-in shower with body jets, low level toilet, wash hand basin, fully tiled, extractor fan, wall mounted radiator.

Second Floor Bedroom 1

Double glazed rear aspect window and front aspect Velux window, double wardrobe with sliding doors, wall mounted radiator.

En Suite

Front aspect Velux window, electric shower, low level toilet, wash hand basin, heated towel rail.

Storage Space

Insulated and boarded storage space with potential to convert to Bedroom 4, subject to planning.

Rear Garden

Cherry and olive trees, outside tap, astro turf over decked area, large shed with power, large brick paved patio, flower beds, rear gate.

Parking

Driveway parking for one car.









Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317581



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