

FOR SALE

Guide Price £250,000 - £265,000



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estate agents & valuers

82 Bowden Park Road, Crownhill, Plymouth, PL6 5NQ



- **1930's built semi-detached bungalow**
- **Well presented light and airy accommodation**
- **uPVC double glazing**
- **Gas fired central heating**
- **Renewed roof coverings**
- **Complete redecoration and new fitted carpets**
- **Good sized front set lounge with fireplace**
- **Dining room**
- **Lean-to conservatory**
- **Modern fitted kitchen**
- **Two double bedrooms**
- **Shower room/wc**
- **Private parking**
- **Long drive**
- **Garage**
- **Southerly facing level enclosed back garden**

THE PROPERTY A semi-detached bungalow which is understood to of been built in the 1930's and in the same family ownership for some 20 plus years. The property has been modernised, improved over the years, looked after and maintained to a good standard, for example a renewed roof covering, understood to of been within the last five years. the property has uPVC double glazing and there is gas fired central heating which was installed five years ago.

Internally it benefits from complete redecoration and new fitted carpets.

The well proportioned accommodation comprising central hall, a good sized front set lounge, with fireplace, and an archway to a dinning room, and door opening to the lean-to conservatory set overlooking the back garden. A modern fitted kitchen, a shower room/wc and two double bedrooms.

Good off street parking across the front, a driveway to the side and access to a single sized garage set to the rear. To the back a generous sized southerly facing enclosed back garden.

LOCATION Set in this prime popular established residential area of Crownhill which offers an excellent variety of local services and amenities including Crownhill village which lies within walking distance. The position also convenient for access into the city and closeby connections to major routes and other directions.

STORM PORCH Pvc part double glazed door into:

HALL Central hall giving access to all rooms. Two ceiling light points and smoke detector.

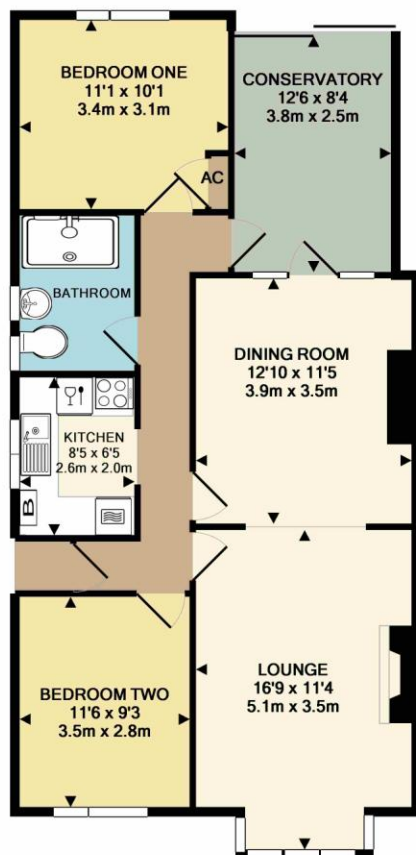
LOUNGE 15' 9" x 11' 4" (4.8m x 3.45m) max Box bay window to the front. Picture rail. Focal feature fireplace with natural stone surround, timber mantle piece and electric fire. Wide archway into:

DINING ROOM 12' 10" x 11' 5" (3.91m x 3.48m) Picture rail. Glazed door with windows to either side into:

LEAN TO CONSERVATORY 12' 6" x 8' 4" (3.81m x 2.54m) Double glazed patio doors overlook and open to the rear garden, set under a triple polycarbonate glazed roof covering. Power and lighting.

KITCHEN 8' 5" x 6' 5" (2.57m x 1.96m) Window to the side. modern fitted with a good range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces along three sides, tiled splashbacks, inset stainless steel sink with chrome mixer tap, quality integrated appliances include Culina electric fan assisted oven, four ring variable sized electric hob with stainless steel and glass illuminated extractor hood over, integrated automatic dishwasher, space for washing machine and space for fridge. Wall mounted Worcester gas fired boiler servicing central heating and domestic hot water.

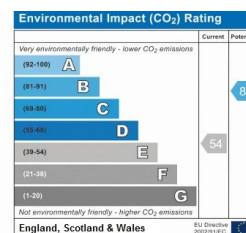
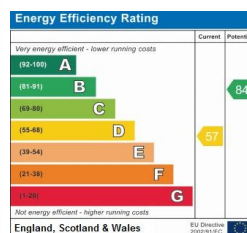
BEDROOM ONE 11' 1" x 10' 1" (3.38m x 3.07m) Window overlooking the rear garden. Picture rail.



TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SHOWER ROOM 8' 3" x 6' 3" (2.51m x 1.91m)
Two windows to the side. White modern suite with close coupled wc, pedestal wash hand basin, walk-in tiled double sized shower with thermostatic shower control. Floor to ceiling decorative wall tiles, ladder radiator and electric heater.

BEDROOM TWO 11' 6" x 9' 3" (3.51m x 2.82m)
Window to the front. Picture rail.

EXTERNALLY A wide entrance opens onto a front area covered with decorative stone chippings and providing off street parking for one or two vehicles. The drive to the side with decorative stone chippings and a long paved pathway leading to the rear. Outside water tap and mains gas meter.

At the rear a generous sized relatively level southerly facing back garden with paved patio next to the conservatory, paved pathways, two lawned areas, variety of ornamental shrubs and bushes in borders. Single sized garage with lean-to store behind. Aluminium framed greenhouse.

TENURE: FREEHOLD
COUNCIL TAX BAND: C

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