

14 Ford Hill
Plymouth, PL2 1HN

Guide Price £190,000

Property Features

- Renovated
- Popular location
- 3 reception rooms
- Bay windows
- 3 bedrooms
- Courtyard garden
- Secure parking at rear
- Period features
- Gas Central Heating
- Council Tax Band B

Full Description

AGENT COMMENT

This is a wonderful 3 bed mid terrace period home with plenty of room for the family. Having benefitted from a recent makeover and renovated kitchen, the home is ready to move into. Featuring 3 reception rooms, separate kitchen and 3 good sized bedrooms upstairs and bathroom. Outside is a low maintenance courtyard garden with concrete pad at the rear to accommodate a vehicle, small shed or trailer. If you are looking for something that has space for all the family yet within close proximity to schools, shops, public transport and all local amenities, then pick up the phone and arrange your viewing today.

ENTRANCE PORCH AND HALL

There is a handy entrance porch leading into the entrance hall which has carpet flooring and ceiling light. Under stairs storage cupboard. The entrance hall provides access to the lounge dining room and kitchen, and accommodates the staircase to upstairs.

LOUNGE

14' 0" x 12' 0" (4.29m x 3.66m) Nice size lounge with new carpet flooring and ceiling light. There is a large bay window and open fireplace with attractive surround. Dual aspect windows through to the dining room allows for plenty of natural light.

DINING ROOM

13' 1" x 9' 6" (4.00m x 2.92m) Leading from the lounge and entrance hall is the dining room with new carpet flooring and ceiling light. Dual aspect windows through to the lounge provides for plenty of natural light.

BREAKFAST ROOM

13' 4" x 9' 2" (4.08m x 2.81m) Spacious and handy breakfast room with laminate flooring and ceiling light. The Glowworm boiler is



located here housed in a cupboard. Access through to the kitchen.

KITCHEN

6' 9" x 10' 2" (2.07m x 3.10m) Renovated kitchen with fitted worktops and overhead cupboards. There is a 5 burner rangemaster with extractor hood. Laminate flooring and ceiling light. There are subway splashback tiles between the units and upstands.

LANDING

The landing is carpeted and provides access to all bedrooms and the bathroom. There is a ceiling light and loft access, which is insulated. The loft would easily be converted if extra space is required.

BEDROOM 1

13' 1" x 16' 0" (3.99m x 4.89m) Very large main bedroom with attractive open fireplace, carpet flooring and ceiling light. There is a large bay window allowing for plenty of natural light.

BEDROOM 2

13' 0" x 9' 7" (3.98m x 2.93m) Bedroom 2 is also a very good size double bedroom with carpet flooring and ceiling light. There is also a fireplace with attractive surround.

BEDROOM 3

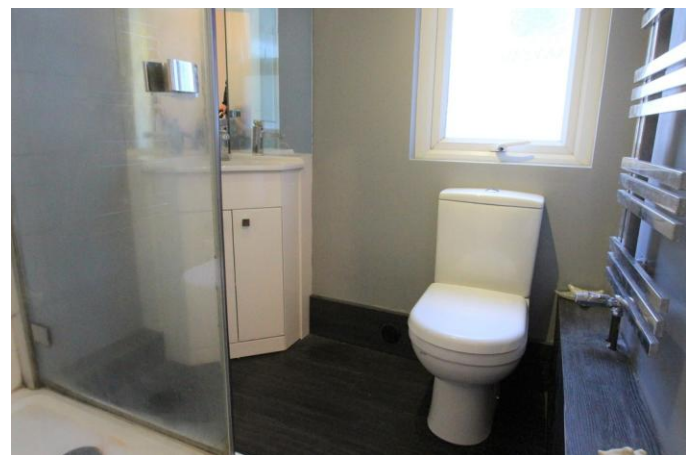
13' 1" x 9' 6" (3.99m x 2.91m) Bedroom 3 is fitted with carpet flooring and has a ceiling light.

BATHROOM

The bathroom is equipped with a shower cubicle, pedestal sink unit and pedestal sink unit with vanity. Vinyl floor. There is a chrome heated towel rail.

OUTSIDE

At the front there are steps leading up to the front door with small garden at the front. At the rear is a low maintenance courtyard garden with a roller door at the rear, and can accommodate a large vehicle, trailer, and reasonable size shed.





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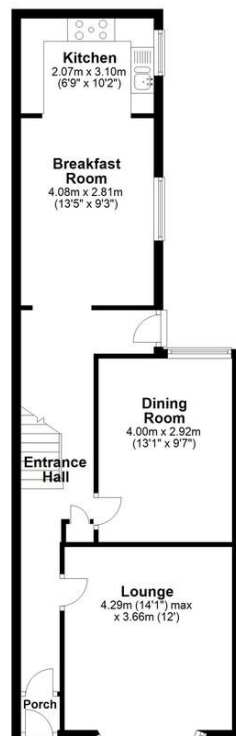
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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/tenants are advised to recheck the measurements