

KATHERINE STREET, EXETER, EX4 7JJ

GUIDE PRICE £315,000



SMART
ESTATE AGENT
PROPERTY MANAGEMENT SPECIALIST



A spacious bay fronted mid terraced house occupying a highly convenient position providing good access to local amenities and Exeter city centre. The property benefits from three bedrooms, modern kitchen, open plan lounge / dining room, family bathroom and a good sized rear garden.

The property also has additional extra's like a rear utility space, ample storage throughout & a garage with off road parking.

LOCATION St. Katherines Road is well situated for all of the city's major amenities. There are both primary and secondary schools nearby, local convenience stores as well as the larger supermarkets, the frequent city bus service runs nearby and there are excellent road links in and out of the city and to the M5 road network.

ENTRANCE HALLWAY Double glazed front door leading to single glazed internal porch door, carpet flooring, stairs leading to first floor landing and space for coats etc.

LOUNGE A light room with a double glazed bay window to front aspect. Carpet flooring, radiator and built-in storage shelves.

DINING ROOM Space for big family dining table, single glazed timber door opening to the rear garden.



KITCHEN A modern kitchen with a range of matching floor and wall mounted units. Solid wood work surfaces with tiled splashback. One bowl sink unit with single drainer and mixer tap. Space for fridge/freezer & oven. Single glazed door to rear aspect opening to utility space.

UTILITY AND W/C Door opening to downstairs W/C space. Space and power fitted to use appliances as required. Timber door opening to rear garden.

FIRST FLOOR LANDING Stairs leading down to entrance hallway, carpet flooring and doors opening to,

BEDROOM ONE A large double bedrooms with a double glazed bay window to front aspect. Radiator and carpet flooring.

BEDROOM TWO Another double bedroom with a double glazed window to rear aspect. Carpet flooring and radiator.

BEDROOM THREE Another double bedroom with a double glazed window to rear aspect. Carpet flooring and radiator.

FAMILY BATHROOM A modern bathroom suite comprising of a paneled bath with shower over, floating wash hand basin and low level WC. Frosted double glazed window to side aspect.



OUTSIDE Outside the property has a rear enclosed garden mainly laid to lawn with a dining area leading to the dining room doors.

There is also a door leading to the rear of the garage, and a shed for storage.

GARAGE AND PARKING This property includes a garage to the front of the property with a rear door leading to the garden.

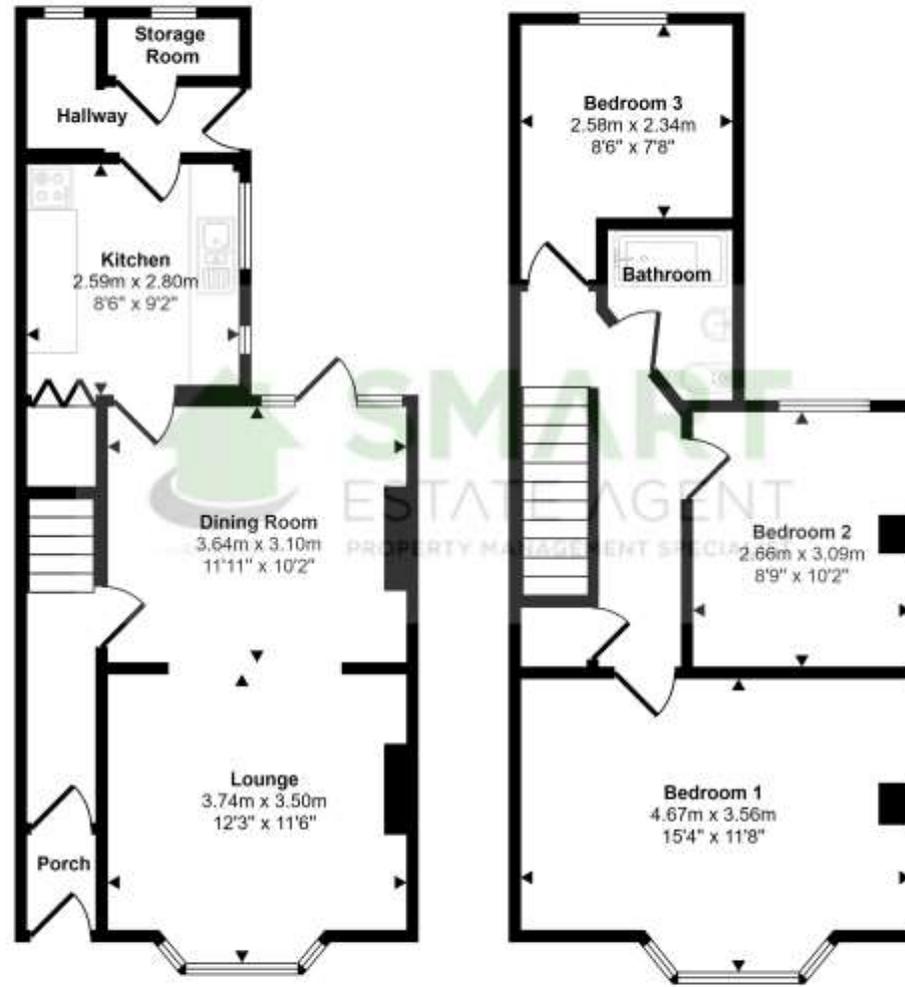
To the front of the garage there is a paved parking area for one vehicle with further on street parking.







Approx Gross Internal Area
86 sq m / 921 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 43 sq m / 460 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.