

GLOUCESTER ROAD, EXETER, EX4 2EF

GUIDE PRICE - £270,000





A well-presented two-bedroom end of terrace house located in this established residential area. The property is well placed for public transport, on a regular bus route, and within walking distance of St David's mainline railway station, River Exe, Supermarkets & many more amenities. The property is modern throughout and is move in ready.

The accommodation comprises of the entrance hall, open plan and living/dining room with a useful under stairs work space, modern fitted kitchen with a sleek breakfast bar and a rear utility room. Upstairs you have two double bedrooms and a 3 piece bathroom suite.

The property also includes a large delightful sun room / conservatory which is currently used as a dining room, which is perfect to use all year round.

Outside is a delightful large garden which has recently been increased in size privately. There is a large lawn area surrounding the side of the house, the newly purchased area to be completed as the buyers preferences plus with two delightful seating area's. There is also space for bins, storage & a side gate leading to the front.

The property includes a garage situated just away from the property which is only a few yards from the front door.



Key Features

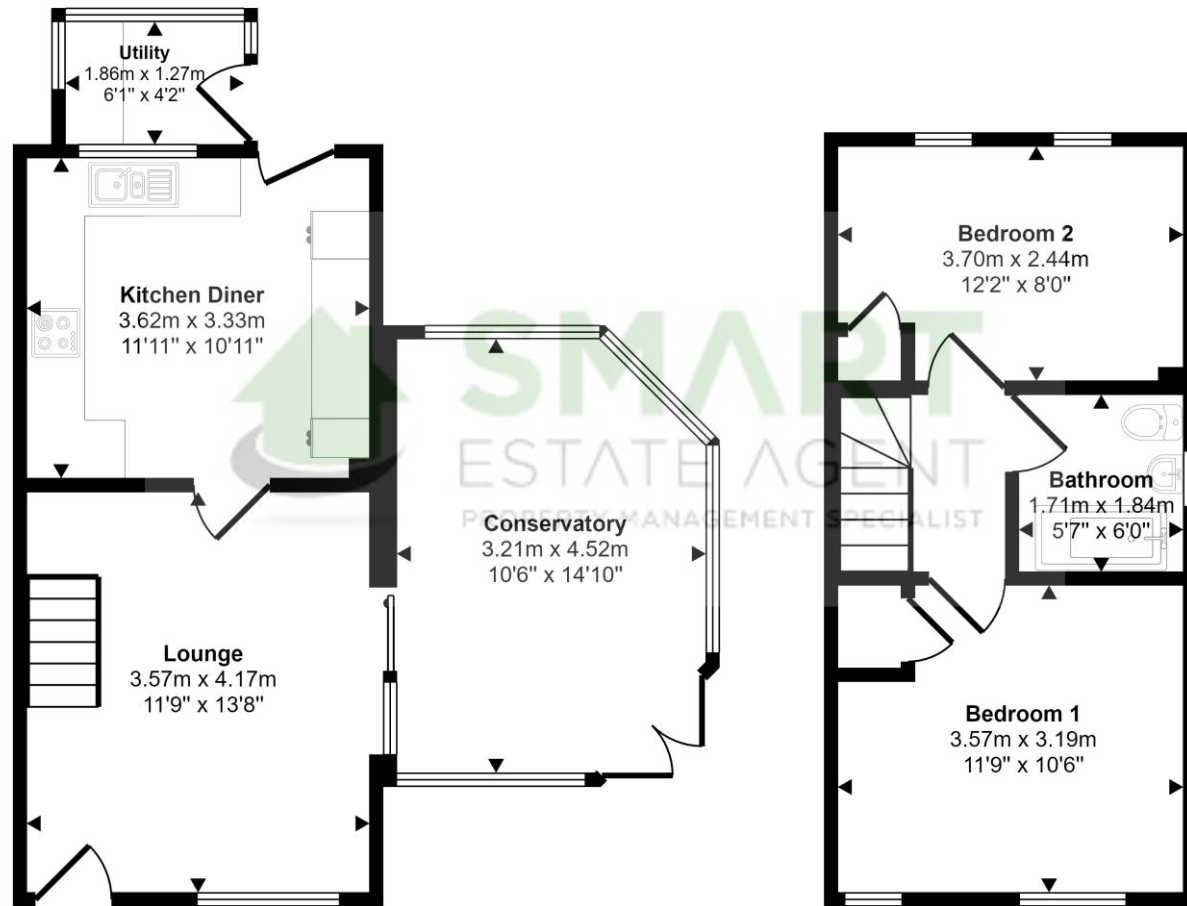
- Two Double Bedrooms
- Modern Kitchen With Breakfast Bar
 - Well Presented Throughout
 - Open Plan Living / Dining Room
 - Large Surround Garden
 - Garage
- Double Glazed Windows & Central Heating
- Walking distance of St David's Train Station







Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft

First Floor
Approx 28 sq m / 304 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		