



## 24 BECKFORD CLOSE

PLYMOUTH, PL7 2UW

£250,000  
FREEHOLD

Situated in a popular cul-de-sac and close to Chaddlewood primary school is this nicely presented three bedroom semi with driveway and garage. Accommodation comprises lounge/diner, kitchen/breakfast room, three bedrooms and a bathroom. Benefitting from garage, driveway, front and rear gardens an internal viewing is highly recommended.



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- Cul-de-Sac Location
- Three Bedrooms
- Close to Chaddlewood Primary
- Driveway & Garage
- Front & Rear Garden
- Viewing Recommended



**Entrance:**  
via part double glazed door into:

**Porch:**  
Door to lounge and space for coats and shoes.

**Lounge/Diner:** 5.38m x 4.24m (17'7" x 13'10")  
uPVC double glazed window to the front, radiator and stairs to first floor. Feature fireplace with inset gas fire. Door through to

**Kitchen/Breakfast Room:** 4.23m x 2.72 (13'10" x 8'11")  
uPVC double glazed window to the rear and double doors to the same. Wall and floor mounted units with roll edge work tops and tiling to splash back areas. Stainless steel single drainer sink unit with mixer tap over, built in induction hob with extractor over and eye level oven. Spaces provided for washing machine, dishwasher and fridge freezer. Radiator.

**Landing:**  
Doors to all upstairs rooms and access to loft space.

**Bedroom 1:** 4.23m x 2.70m (13'10" x 8'10")  
uPVC double glazed window to the front and radiator.

**Bedroom 2:** 3.01m x 2.35m (9'10" x 7'8")  
uPVC double glazed window to the rear and radiator.

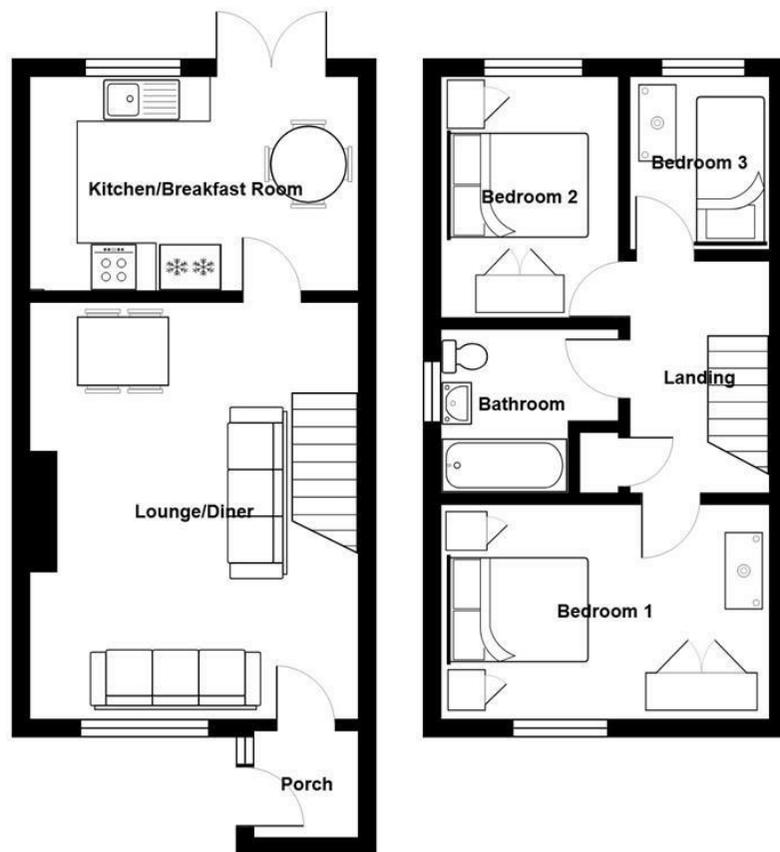
**Bedroom 3:** 2.23m x 1.81m (7'3" x 5'11" )  
uPVC double glazed window to the rear and radiator.

**Bathroom:**  
uPVC obscure double glazed window to the side. Suite comprising panelled bath with shower over, vanity unit with sink over and W.C concealed. Shower boarding to walls and shower area. Heated towel rail.

**Outside:**  
To the front of the property is a garden laid to lawn with a driveway leading to the garage. To the side is a gate to the rear garden and path to the front door. To the rear is a patio area leading to a lawned garden with flower borders and a decking area to the back of the garden.

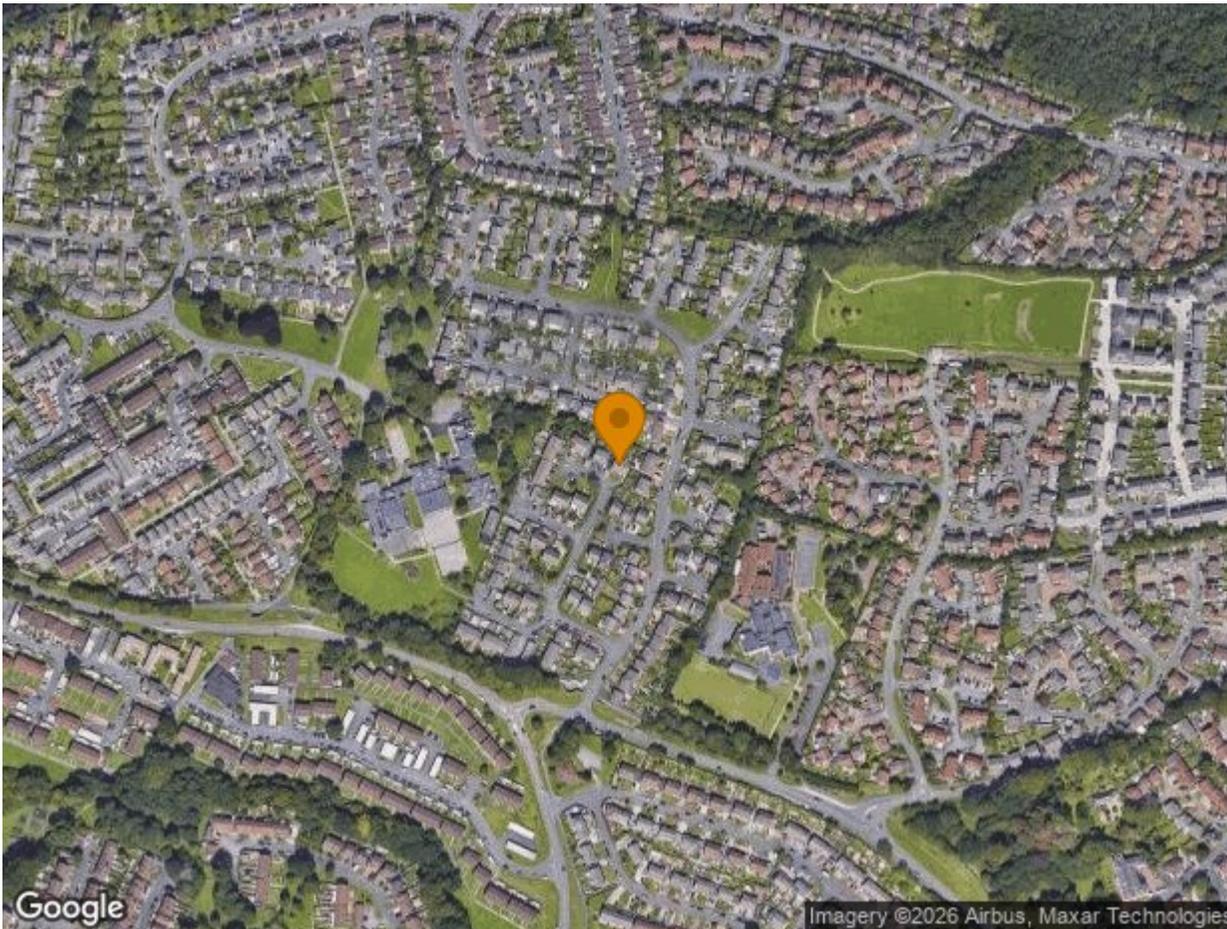
**Additional information:**  
Council Tax - C - £2067.04  
Parking - Drive & Garage  
Construction - Standard

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Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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