



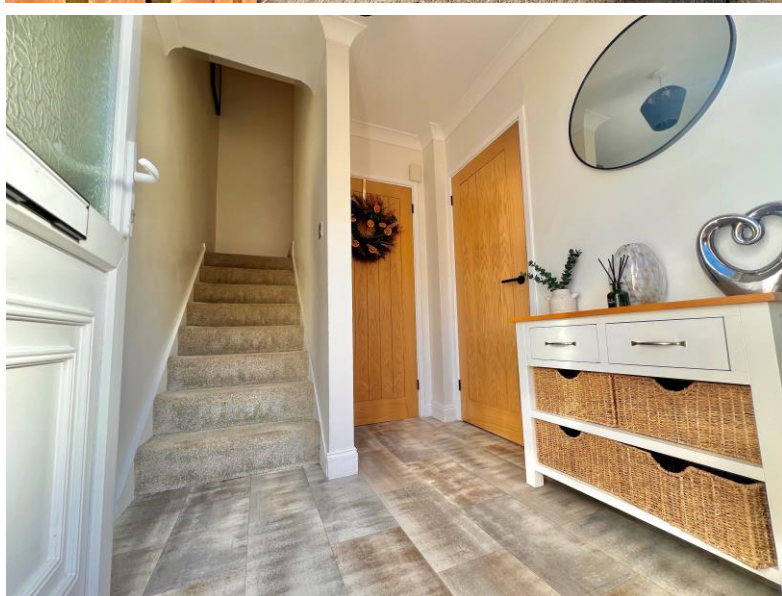
Falcon

01752 600444

32 Bircham View

Eggbuckland, Plymouth, PL6 5PY

Guide Price £240,000 - £245,000





In Brief

Simply beautiful 3 bed terr family home that is gorgeous! Garden & basement storage

Reception Rooms Large living room & separate dining room

Bedrooms 3 Double bedrooms

Heating Gas central heating

Area 1031 sq ft

Tenure Freehold

Parking Allocated parking space

Council Tax B

Description

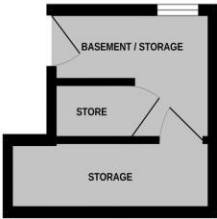
A simply gorgeous 3 bedrooomed terraced family home is an excellent residential area. As you approach the house you will see that it has a lovely front garden with a path to the front door. Off the entrance hall you have a lovely large living room which opens into the separate dining room with doors onto the rear terrace. The kitchen is fitted with a good range of contemporary units with a window that takes in the best of the outlook to the rear. Off the first floor landing there are three **DOUBLE** bedrooms with the rear bedroom also having a great open outlook. The bathroom is fitted with a modern style suite with a shower over the bath. There is a separate w/c with a wash hand basin - great to have too w/c's for a family home! Accessed from the rear of the house are the basement storage rooms which are such great additions to the property. The property comes with gas central heating and upvc double glazing. Outside there is a small terrace, plenty of room for a table and chairs, a perfect spot to take in the great view! Steps take you down to the level garden area that is laid to artificial grass, plenty of room to kick a ball about! A pedestrian gate leads onto the rear walkway which leads down to the allocated parking space. The property is located near some fabulous highly regarded schools and local shops and will make such a lovely family home for the next owners!

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Floor Plans

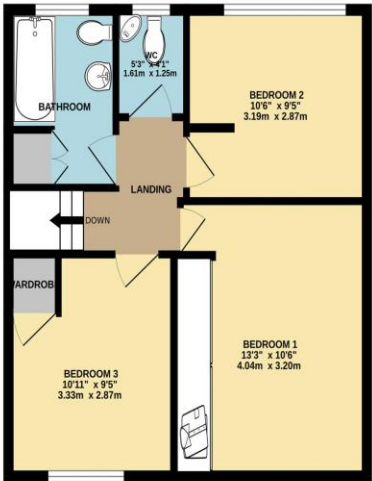
BASEMENT
102 sq.ft. (9.5 sq.m.) approx.



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.

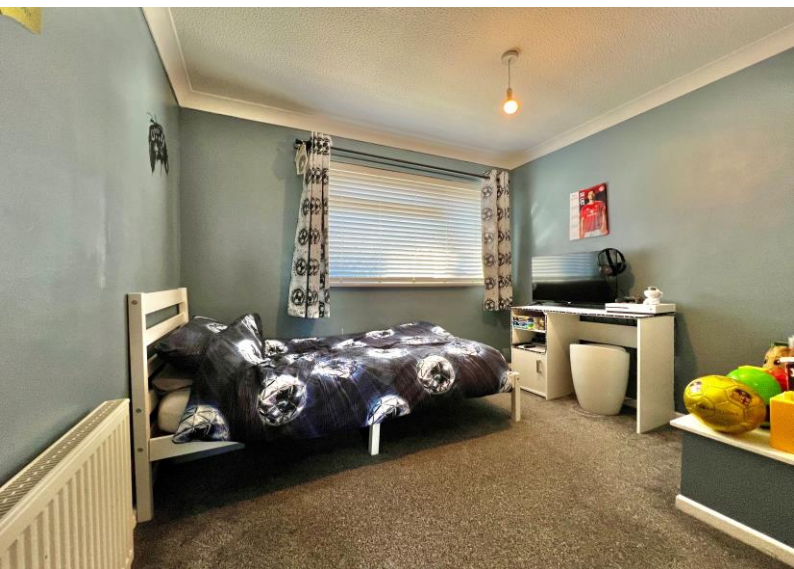


BIRCHAM VIEW

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

