Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



41 Henry Avent Gardens

Elburton, Plymouth, PL9 8GQ

£299,950

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Beautifully-presented modern end-terraced house in a highly sought-after quiet position in Elburton & accommodation comprising entrance hall, downstairs cloakroom/wc, kitchen/dining room, full-width separate lounge opening onto the garden, 3 double bedrooms, family bathroom & master ensuite shower room. Double-width parking space. Enclosed rear garden. Double-glazing & central heating.







HENRY AVENT GARDENS, ELBURTON, PL9 8GQ

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 17'5 x 9'11 (5.31m x 3.02m)
Running the full-width of the property with a window to the rear elevation and French windows opening onto the garden. Under-stairs storage cupboard.

KITCHEN/DINING ROOM 15'3 x 9'9 (4.65m x 2.97m)
Range of cabinets with matching fascias, work surfaces and splash-backs. Stainless steel one-&-a-half single drainer sink unit. Inset 4-burner gas hob with stainless-steel splash-back and cooker hood. Built-in Zanussi double oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Ample space for dining table and chairs. Inset ceiling spotlights. Window with fitted blind to the front elevation. Wall-mounted Vaillant gas boiler.

DOWNSTAIRS CLOAKROOM/WC
Fitted with a white wc and a wall-mounted basin with a tiled splash-back. Obscured window with a fitted blind to the front elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft access hatch. Over-stairs storage cupboard fitted with slatted shelving and an electric heater. Separate storage cupboard with fitted electric heater.

BEDROOM ONE 10'4 x 9'9 (3.15m x 2.97m)
Window to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 6'8 x 4'6 (2.03m x 1.37m)
Fitted with a double-size shower with sliding glass door, wall-mounted wash handbasin and wc. Partly-tiled walls. Chrome towel rail/radiator. Inset ceiling spotlights. Shaver point.

BEDROOM TWO 10'8 x 9'8 (3.25m x 2.95m)
Window to the rear elevation.

BEDROOM THREE 9' x 7'5 (2.74m x 2.26m)
Window to the rear elevation.

FAMILY BATHROOM 6'8 x 6'3 (2.03m x 1.91m)
White suite comprising bath, over-bath shower system with a glass shower screen, wall-mounted basin and wc. Partly-tiled walls. Obscured window with a fitted blind to the front elevation. Inset ceiling spotlights. Shaver point.

OUTSIDE
2 paved parking spaces to the front of the property. The rear garden is laid to lawn, shrubs and flower beds with a paved patio area and matching pathway leading to a rear access gate.

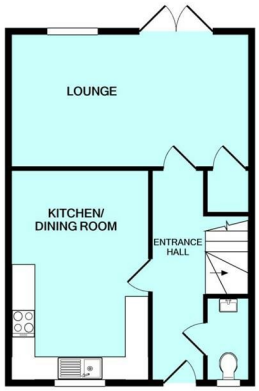
COUNCIL TAX
Plymouth City Council
Council tax band D

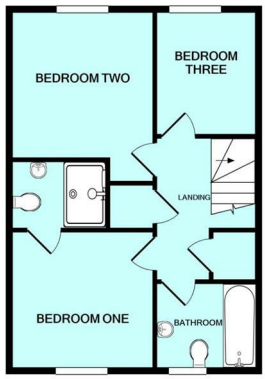
AGENT'S NOTE
There is an annual service charge of approximately £190.

Area Map

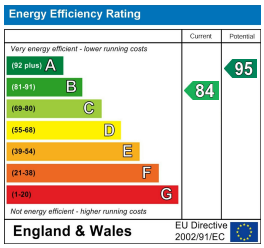


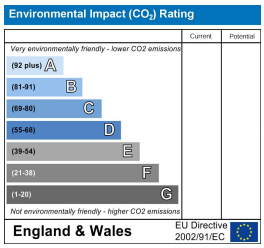
Floor Plans





Energy Efficiency Graph





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