



MARC REES

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Canterbury Close, Ivybridge, PL21 0YG

£325,000

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- Detached Family Home
- No Chain
- 3 Bedrooms
- Spacious Sitting Room
- Kitchen/Diner
- Ensuite Shower Room
- Decent Size Enclosed Garden
- Gas Central Heating & Double Glazing
- Family Bathroom
- Please quote MR0566 when making a telephone enquiry

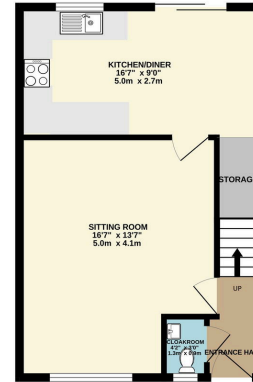


This is a great opportunity to acquire a detached family home located within a cul-de-sac and located close to the town centre. The property has gas central heating (new boiler 14/12/2023) and double glazing with accommodation comprising a reception hall, cloakroom/W.C. spacious sitting room and a kitchen/diner with sliding doors leading to the rear garden. On the first floor there are two storage cupboards plus the main bedroom has a built in wardrobe and the added benefit of an ensuite shower room, bedroom two has built in wardrobe, a single third bedroom along with a family bathroom. To the outside of the property, there is a drive and attached garage with overhead storage, power and lighting with a rear door leading to the enclosed garden which has a westerly aspect, a patio, tap and lawn. This property is being sold with no onward chain and a quick completion is available. Please quote MR0566 when making a telephone enquiry.

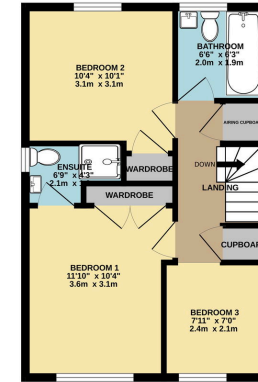




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
While every attempt has been made to represent the dimensions of the property contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their quantity or efficiency can be given.
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