

3 Victoria Road, Exeter, EX4 6JB



A charming two bedroom Victorian terrace finished to a high standard tastefully combining a modern property incorporating the original features. Situated in a popular St James location within walking distance of the train station, local amenities and the city centre. The accommodation benefits from an entrance hall, lounge, open plan kitchen dining room, shower room, two first floor double bedrooms and a courtyard garden. Viewing is highly recommended.

Offers in the Region of £250,000 Freehold DCX01885

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The Cathedral City of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Accessed via a part glazed composite front door, archway to the lounge, door to the open plan kitchen dining room, stairs to the first floor landing, wood laminate flooring, radiator.

Lounge 10' 1" x 10' 6" (3.064m x 3.189m)

Front aspect uPVC double glazed window, feature fireplace, shelving, television point, wood laminate flooring, coved ceiling and radiator.



Kitchen/Dining Room 12' 3" x 9' 3" (3.741m x 2.813m)

Rear aspect uPVC double glazed window, beautifully fitted range of eye and base level units, stainless steel sink with a mixer tap and single drainer, wood affect work surfaces, part tiled walls, integrated oven and hob with an extractor fan above, integrated fridge and freezer, under stairs storage cupboard with shelving, concealed wall mounted boiler, seating area, spotlighting, radiator. Opening through to the inner hallway.



Inner Hallway

Side aspect uPVC double glazed door leading to the courtyard garden, plumbing for a washing machine, door to the shower room, wood laminate flooring radiator.

Shower Room

A modern refitted shower room, side aspect uPVC double glazed frosted window, three piece suite benefiting from a walk in shower with a rainwater shower above, low level WC, wash hand basin with a mixer tap and storage below, tiled walls, tiled flooring, extractor fan and heated towel rail.



First Floor Landing

Doors to bedroom one and bedroom two.

Bedroom One 13' 7" x 9' 4" (4.134m x 2.845m)

Rear aspect uPVC double glazed window, separate frosted uPVC double glazed window, feature fireplace, wardrobe with hanging space and shelving, access to the loft void above, radiator.



Bedroom Two 13' 7" x 10' 6" (4.134m x 3.190m)

Front aspect uPVC double glazed window, wooden flooring, wardrobe with hanging space and shelving, access to the loft void above with a pull down ladder, radiator.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Courtyard Garden

Private enclosed courtyard garden with paving and a raised decked area ideal for Al-Fresco dining.



TOTAL: 90.3 m² (972 sq.ft.)

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