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**85**

103 St. Katherines Road, Exeter EX4 7JJ

GUIDE PRICE **£195,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached property requiring some modernisation/updating, set in the ever popular residential area of St Katherines Road. The property offers an open plan lounge/diner, kitchen, conservatory and shower room at ground floor level, with three bedrooms and a bathroom on the first floor. The property benefits from front and rear gardens, two useful brick built outbuildings with power and lighting, along with an attached garage/workshop and on drive parking. The property offers tremendous potential to create an enviable family home in this popular residential location, or as post works onwards resale opportunity.

### Situated

St Katherines Road is situated in the Stoke Hill area of Exeter, with a range of local shipping and leisure facilities, public transport links to the city centre and is in close proximity to St Katherine's Priory which hosts weekly and monthly activities for the local community.

### Ground Floor

Entrance porch, hallway, lounge/diner, kitchen, conservatory and shower room.

### First Floor

Landing, three bedrooms and a bathroom.

### Outside

Front and rear gardens, two brick built outbuildings, garage/workshop and on drive parking.



### Viewings

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

C

### Tenure

Freehold