



183 Elford Crescent

Plympton, Plymouth, PL7 4BU

Offers Over £180,000



Mid-terraced, split-level house located in the popular area of Colebrook, within walking distance of several reputable primary & secondary schools, shops & a nature reserve. The accommodation briefly comprises an entrance hallway, kitchen, lounge, conservatory, 2 bedrooms and a bathroom. There is a small, enclosed rear garden & a single garage in close proximity. The property is set on a level plot, with lots of potential for improvement & is being offered with no onward chain - perfect for first-time buyers or investors.



ELFORD CRESCENT, PLYMPTON, PLYMOUTH PL7 4BU

ACCOMMODATION

uPVC double-glazed door, with inset obscured glass panes, opening into the entrance hallway.

ENTRANCE HALLWAY 9'3" x 4'9" (2.82 x 1.45)

Door providing access to the kitchen. Under-stairs cupboard. Stairs ascending to the upper ground floor.

KITCHEN 14'2" x 5'9" minimum (4.34 x 1.77 minimum)

Range of matching base and wall-mounted units incorporating a roll-edged laminate work top with an inset 4-burner gas hob and an extractor hood over. Inset stainless-steel sink and drainer. Spaces for a fridge, freezer, washing machine and oven. Wall-mounted Vaillant boiler. uPVC double-glazed window to the front elevation.

LOUNGE 12'1" x 10'6" (3.69 x 3.22)

Located on the upper ground floor with stairs ascending to the first floor. Gas fireplace (disconnected) with a wooden fire surround. uPVC double-glazed sliding doors opening to the conservatory.

CONSERVATORY 9'7" x 9'5" (2.94 x 2.88)

uPVC double-glazed sliding doors opening to the rear garden.

FIRST FLOOR LANDING 6'1" x 2'6" (1.86 x 0.78)

Doors providing access to bedroom two and the bathroom. Stairs ascending to the second floor.

BATHROOM 6'6" x 5'6" (2 x 1.69)

Panelled bath with a mains-fed shower over, pedestal wash handbasin and matching close-coupled wc. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'8" x 5'11" (4.19 x 1.81)

Loft access hatch. uPVC double-glazed window to the front elevation.

SECOND FLOOR LANDING 2'9" x 2'7" (0.86 x 0.80)

Door providing access to bedroom one. Airing cupboard.

BEDROOM ONE 12'1" x 10'8" narr to 8'0" (3.70 x 3.26 narr to 2.45)

uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is located at the bottom of Elford Crescent, which is best approached from Rashleigh Avenue. A paved path, bordered by a small area of grass, leads to a sheltered porch with a small brick storage cupboard. The rear garden is fully-enclosed, level and laid to lawn, including a small patio. A paved path leads to the back gate which opens to a lane, in turn leading to the top and bottom of Elford Crescent. The property also has a garage which is located at the front of the property, nearby.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

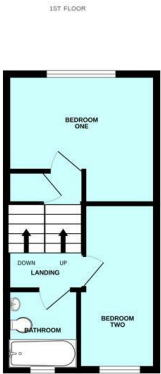
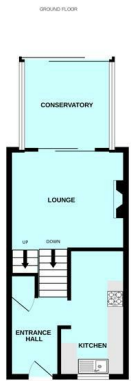
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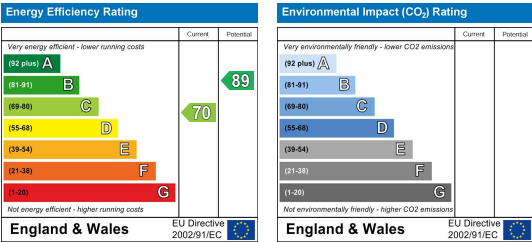
Area Map



Floor Plans



Energy Efficiency Graph



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