



183 Elford Crescent

Plympton, Plymouth, PL7 4BU

£189,950



Mid-terraced, split-level house located in the popular area of Colebrook, within walking distance of several primary and secondary schools, shops and parks. The accommodation briefly comprises an entrance hallway, kitchen, lounge, conservatory, 2 bedrooms and a bathroom. There is a small, enclosed rear garden and a single garage nearby. The property has lots of potential for improvement and is 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.

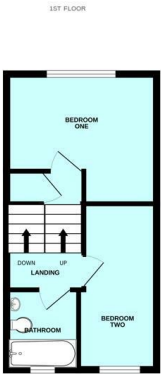
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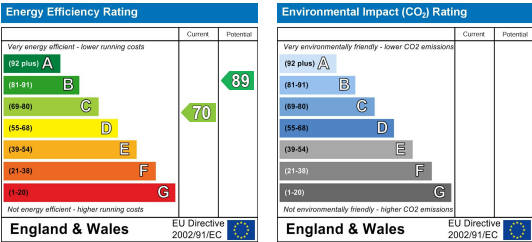
Area Map



Floor Plans



Energy Efficiency Graph



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