



30 Lower Ridings

Plympton, Plymouth, PL7 5LE

£220,000



Situated in a popular, quiet cul-de-sac in Chaddlewood is this end-terraced house - ideal for a first-time buyer. The property briefly comprises an entrance hall, lounge, kitchen & conservatory with 2 bedrooms & a shower room. There is a garage & parking in addition to an enclosed, sunny rear garden. This charming property is in need of some modernisation & is offered with no onward chain.



LOWER RIDINGS, PLYMPTON, PLYMOUTH PL7 5LE

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 9'8" x 6'0" (2.95 x 1.84)

Doors providing access to the lounge and kitchen. Stairs ascending to the first floor landing with a storage cupboard beneath.

LOUNGE 14'4" x 11'8" (4.37 x 3.58)

Aluminium-framed double-glazed sliding patio door opening into the conservatory.

CONSERVATORY 10'1" x 8'3" (3.08 x 2.53)

Constructed beneath a corrugated plastic roof with full-height uPVC double-glazed panels to the side and rear elevations. Tiled floor.

KITCHEN 9'7" x 5'4" (2.94 x 1.65)

Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half bowl stainless-steel sink unit and mixer tap. Stainless-steel extractor hood. Spaces for fridge/freezer, cooker and washing machine. Chrome heated towel rail. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 5'10" x 4'11" (1.78 x 1.52)

Doors providing access to the first floor accommodation. Up-&-over loft access hatch.

BEDROOM ONE 9'8" x 8'4" (2.96 x 2.56)

Built-in triple wardrobe. Airing cupboard housing the boiler. uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'8" x 9'0" (2.97 x 2.76)

Built-in triple wardrobe with sliding doors. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 6'3" x 5'7" (1.92 x 1.71)

Corner shower unit with mains-fed shower, pedestal wash handbasin and low-level wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the side elevation.

GARAGE 15'9" x 8'2" (4.81 x 2.50)

Up-&-over door.

OUTSIDE

The property is approached via a tarmac driveway, with a path leading to the front door, bordered by an area laid to stone chippings. To the rear, the garden is fully enclosed by fencing and has a very sunny aspect, including an area laid to patio with bordering stone chippings, decorative plants and flower pots. Garden shed. Pedestrian gate providing access to a walkway.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

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

WHAT3WORDS

///hopes.deck.sadly

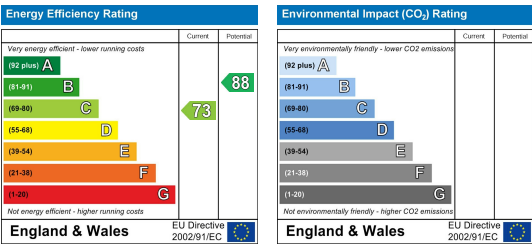
Area Map



Floor Plans



Energy Efficiency Graph



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