



## 33 Vicarage Road

Plympton, Plymouth, PL7 4JX

£280,000



Situated on a popular street is this vacant property with accommodation briefly comprising an entrance porch & hall, lounge, kitchen/diner, 3 bedrooms, bathroom & separate shower room. Outside, to the front there is off-road parking for 2 vehicles & to the rear there is an enclosed garden. The property is in need of modernisation & is offered with no onward chain.



## VICARAGE ROAD, PLYMPTON, PLYMOUTH PL7 4JX

### ACCOMMODATION

uPVC double-glazed door opening into the entrance porch.

### ENTRANCE PORCH 4'2" x 3'6" (1.29 x 1.08)

Square doorway leading through into the hall.

### ENTRANCE HALLWAY 7'5" x 3'5" (2.28 x 1.05)

An 'L'-shaped room fully measuring 2.28m going to 7.83m by 1.05m narrowing to 0.82m. Doors providing access to the accommodation. Drop-down hatch with pull-down ladder providing access to the boarded, insulated loft space with power and lighting. uPVC double-glazed door opening to the garden.

### BEDROOM ONE 13'10" x 11'7" (4.23 x 3.55)

Fitted wardrobes and units. uPVC double-glazed half-bay window to the front elevation.

### BEDROOM TWO 13'7" x 11'7" (4.16 x 3.54)

Fitted wardrobes and units. uPVC double-glazed window to the front elevation.

### BEDROOM THREE 12'2" x 8'5" (3.73 x 2.59)

uPVC double-glazed window to the rear elevation.

### KITCHEN/DINER 11'10" x 11'7" (3.63 x 3.55)

Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate wood-effect worktop with inset double sink unit and mixer tap. Spaces for a separate under-counter fridge and freezer. Spaces for washing machine and cooker. Wall-mounted boiler. uPVC double-glazed window to the side elevation.

### BATHROOM 10'5" x 4'7" (3.2 x 1.4)

Fitted with a matching suite comprising panelled bath, pedestal wash handbasin and low-level wc. Obscured uPVC double-glazed window to the side elevation. Aqua-boarding and vinyl flooring.

### SHOWER ROOM 9'7" x 4'9" (2.94 x 1.46)

Fitted corner unit with mains-fed shower, pedestal wash handbasin and low-level wc. Airing cupboard. Obscured uPVC double-glazed window to the side elevation.

### LOUNGE 13'9" x 12'0" (4.21 x 3.66)

A dual aspect room with uPVC double-glazed windows to the side and rear elevations.

### OUTSIDE

To the front a tarmac driveway provides off-road parking for 2-3 vehicles. A walkway to the side provides access to the front door leading to gate which opens to the rear garden. The rear garden is fully enclosed and includes a concrete area with a walkway down to a patio area and a potting shed, bordered on either side by areas laid to lawn.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

### WHAT3WORDS

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## Area Map



## Floor Plans



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## Energy Efficiency Graph

