



3 Selsden Close

Elburton, Plymouth, PL9 8UR

Price Guide £279,950



Semi-detached house located in Elburton with accommodation briefly comprising an entrance hallway, lounge, dining room, kitchen, 3 bedrooms & family bathroom. Front & rear gardens. Driveway & garage. Double-glazing & gas central heating. No onward chain.



SELSDEN CLOSE, ELBURTON, PL9 8UR

ACCOMMODATION

ENTRANCE HALLWAY

Stairs ascending to the first floor. Doors providing access to the ground floor accommodation. Under-stairs storage cupboard.

LOUNGE 12'1" x 10'9" (3.7 x 3.3)

Window to the front elevation. Gas fire with surround and mantel (not known if working).

DINING ROOM 10'5" x 9'6" (3.2 x 2.9)

Sliding doors opening to the rear garden. Sliding doors to the lounge. Doorway leading to the kitchen.

KITCHEN 11'1" x 6'10" (3.4 x 2.1)

Matching wall and base units with rolled-top work surfaces. Stainless-steel sink and drainer with a mixer tap. Space for gas oven. Space for washing machine. Space for fridge-freezer. Doorway opening to the rear garden. Window to both the rear and side elevations. Floor-mounted boiler located in one of the kitchen cupboards.

FIRST FLOOR LANDING

Window to the side elevation. Loft access. Doors providing access to the first floor accommodation.

BEDROOM ONE 12'5" x 9'6" max dimensions (3.8 x 2.9 max dimensions)

Window to the front elevation. Built-in wardrobe. Airing cupboard housing the hot water cylinder.

BEDROOM TWO 11'1" x 9'2" max dimensions (3.4 x 2.8 max dimensions)

Window to the rear elevation. Built-in wardrobe.

BEDROOM THREE 8'8" x 6'5" (2.66 x 1.98)

Window to the front elevation. Built-in cupboard.

BATHROOM 7'6" x 5'10" (2.3 x 1.8)

Fitted with a panel bath with a tiled surround, low level wc and wall-mounted wash hand basin. Obscured window to the rear elevation.

GARAGE 17'8" x 8'10" (5.4 x 2.7)

Up-&-over door. Window to the rear elevation. Power.

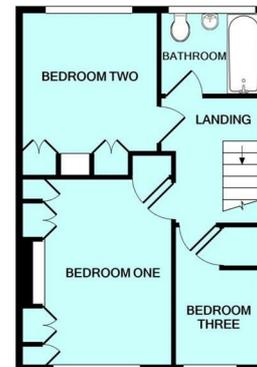
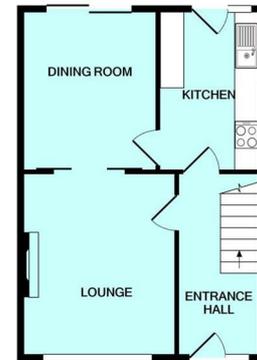
OUTSIDE

To the front of the property there is a lawned area and flower bed along with a pathway leading to the front door. The driveway extends down the side of the property providing off-road parking and access to the garage. Outside tap. The rear garden is west-facing and has a patio, 2 lawned areas bordered by mature flower beds, an apple tree and a greenhouse. The garden is enclosed by fencing and walling making it both child and pet friendly.

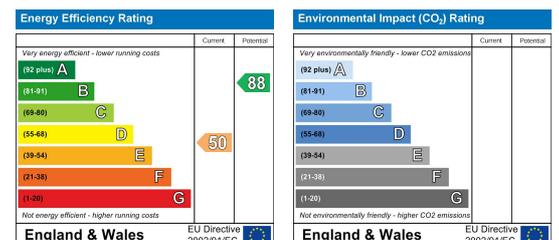
Area Map



Floor Plans



Energy Efficiency Graph



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