



4 Hogarth Walk

Elburton, Plymouth, PL9 8ET

Offers Over £225,000



Located in the ever popular Elburton residential area, is this 3-bedroom semi-detached property which needs complete updating and renovation. It is being sold with no onward chain and has accommodation comprising a lounge, separate dining room and kitchen downstairs, whilst upstairs are 3 bedrooms and a bathroom. It has double-glazing and warm air central heating. There are level overgrown gardens to the front and rear together with a garage in an adjacent bloc.



HOGARTH WALK, ELBURTON, PL9 8ET

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Cupboard housing the warm air central heating unit.

KITCHEN 8'4" x 8'6" (2.55 x 2.60)

Range of eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with a mixer tap. Space for washing machine. Space for a cooker. Cupboard housing the gas multi-point boiler. Double-glazed window to the front elevation. Doorway leading to the dining room.

DINING ROOM 11'6" x 7'11" (3.52 x 2.42)

Window to the front elevation. Doorway leading to the lounge.

LOUNGE 16'11" x 12'9" at widest points (5.17 x 3.90 at widest points)

2 double-glazed windows to the rear elevation. Wall-mounted gas fire. Doorway returning to the hallway.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard housing the Fortic tank.

BEDROOM ONE 16'10" x 8'5" (5.14 x 2.57)

2 double-glazed windows to the front elevation.

BEDROOM TWO 9'6" x 9'1" excl door recess (2.90 x 2.77 excl door recess)

Double-glazed window to the rear elevation.

BEDROOM THREE 9'11" x 7'1" (3.03 x 2.17)

Double-glazed window to the rear elevation.

BATHROOM 6'5" x 6'4" (1.97 x 1.95)

Coloured suite comprising a bath with a shower unit over, sink unit and a low level toilet. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property is an overgrown lawned area with a path and gate leading down the side of the property. A path leads down through to the rear. The rear garden is enclosed by timber fencing and is mainly laid to lawn with a paved area adjacent to the rear of the property. There is a mature tree and a dilapidated shed.

GARAGE

Located in an adjacent bloc of garages.

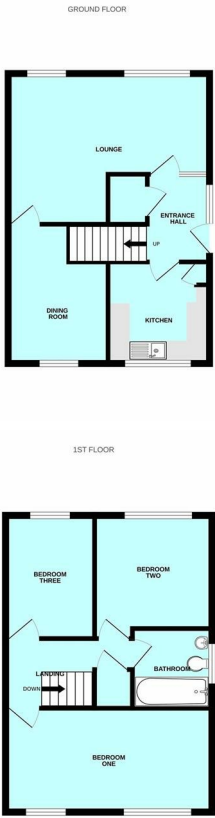
COUNCIL TAX

Plymouth City Council
Council tax band C

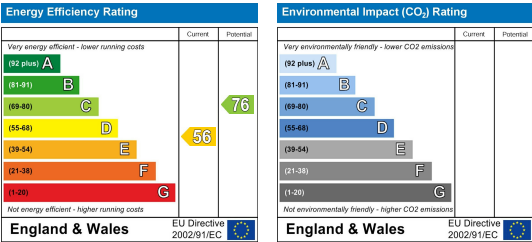
Area Map



Floor Plans



Energy Efficiency Graph



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