



## 102 Elgin Crescent

Crownhill, Plymouth, PL5 3BX

**Guide Price £160,000**



GUIDE PRICE £160,000 - £170,000. An ex local authority semi-detached house believed to have been built in the 1950s & known as a Cornish unit. The property having been professionally upgraded in the past with bricked up lower elevations & PRC certification. A good-sized garden to the front & rear with potential to create off-street parking. The accommodation briefly comprises a spacious lounge, kitchen/dining room, downstairs bathroom, 3 bedrooms & separate wc. The property would benefit from updating. No onward chain.



ELGIN CRESCENT, CROWNHILL, PLYMOUTH, PL5 3BX

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### LOCATION

Found in this popular mainly residential area with a number of local services & amenities found nearby.

### ACCOMMODATION

A door on the side opens to the hall giving access to the reception rooms & downstairs bathroom. A spacious front set lounge with picture window, open views & under-stairs storage cupboard. A kitchen/dining room with various storage facilities & 4 ring gas hob with electric under over. A cupboard housing the Gloworm gas fired boiler which services the central heating & hot water. Downstairs bathroom with bath & wash hand basin.

At first floor level a landing gives access to 3 bedrooms, 2 being large doubles. A separate wc.

Externally good-sized gardens to the front & rear with 2 storage sheds to the side. The front garden with potential to create off-street parking if desired & subject to any necessary approval.

### GROUND FLOOR

#### HALL

LOUNGE 17'11 x 9'10 maximum (5.46m x 3.00m maximum)

KITCHEN/DINING ROOM 11'11 x 11'5 maximum (3.63m x 3.48m maximum)

BATHROOM 5'8 x 4'8 maximum (1.73m x 1.42m maximum)

### FIRST FLOOR

#### LANDING

BEDROOM ONE 11'10 x 11'7 maximum (3.61m x 3.53m maximum)

BEDROOM TWO 12'1 x 10' (3.68m x 3.05m)

BEDROOM THREE 11'8 x 6'1 maximum (3.56m x 1.85m maximum)

WC 5'9 x 2'10 (1.75m x 0.86m)

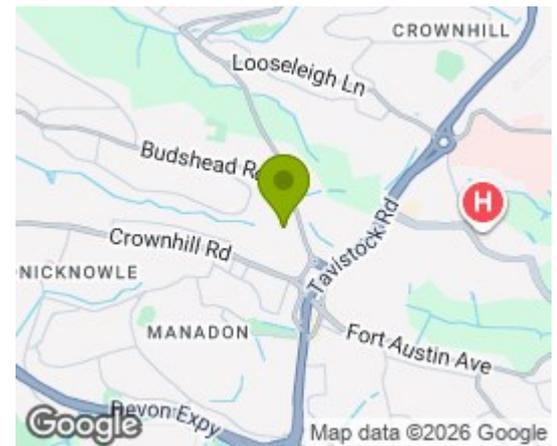
### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

### SERVICES PLYMOUTH

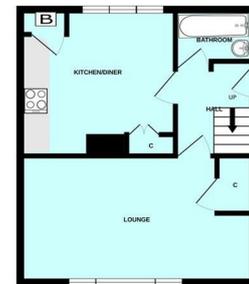
The property is connected to all the mains services: gas, electricity, water and drainage.

### Area Map

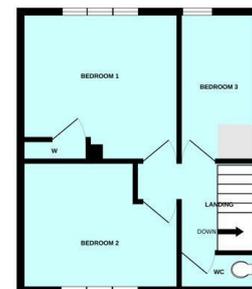


### Floor Plans

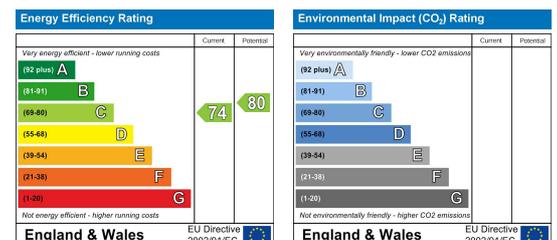
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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