



28 Lipson Avenue

Lipson, Plymouth, PL4 8SQ

Asking Price £287,500



An end-terrace terrace period family home sitting on a corner plot in Lipson. The accommodation comprises vestibule, entrance hall, lounge, family room, dining room, kitchen/breakfast room & wet room on the ground floor. On the first floor there are 3 bedrooms, cloakroom, bathroom & utility room. The property has the benefit of gas central heating & uPVC double-glazing. To the side an enclosed garden.



LIPSON AVENUE, LIPSON, PLYMOUTH, PL4 8SQ

ACCOMMODATION

Entrance via a wooden door which opens up into the porch.

PORCH 3'6" x 3'5" (1.09 x 1.05)

Wood parquet flooring. Wood panelling to dado height with inset tiled mosaics. Wooden door with glazed panel & stained glass units above which opens up into the entrance hall.

ENTRANCE HALL 25'11" x 6'11" narrowing to 3'6" (7.9 x 2.13 narrowing to 1.09)

Exposed wooden floorboards. Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading off through to the lounge, family room, dining room & out to the rear garden.

LOUNGE 15'8" x 14'11" max (4.79 x 4.56 max)

Feature fireplace with tiled hearth mantle & surround. Picture rail. Covings. Ceiling rose. uPVC double-glazed bay window to the front. Exposed wooden floorboards. Square arch opens up into the family room.

FAMILY ROOM 17'6" x 12'9" max (5.34 x 3.91 max)

Feature fireplace with marble hearth & surround with cast iron inset & an open grate, tiled hearth. Picture rail. Covings. Ceiling rose. Exposed wooden floorboards. uPVC double-glazed bay window to the side.

DINING ROOM 16'9" x 11'6" max (5.11 x 3.51 max)

Laminate wood flooring. Ample space for a dining table. Feature fireplace with wood surround tiled inset. Fitted storage unit to one chimney breast. Wall mounted Worcester boiler concealed in the unit. uPVC double-glazed window to the side. Door opens up into the kitchen.

KITCHEN/ BREAKFAST ROOM 16'11" x 6'7" (5.16 x 2.03)

Matching base & wall mounted units to include space for a cooker & washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit. Breakfast bar. Wood panelling to wall & ceiling. Filter hood. Tiled splash-back. uPVC double-glazed window to the side. Window to the front. Laminate wood flooring. Door into the inner hall.

INNER HALL 6'8" x 4'0" (2.04 x 1.23)

Fitted sink with storage cupboards above. uPVC double-glazed door opens up out to the rear garden. A further door into the wet room.

WET ROOM 4'1" x 6'7" (1.27 x 2.02)

Walk-in shower room with fitted Myra electric shower. Wall mounted heated towel rail. Close coupled wc. Pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the side.

HALF LANDING

Doors leading off through to the bathroom, cloakroom & utility.

CLOAKROOM 5'3" x 2'7" (1.61 x 0.8)

Close coupled wc. Wall mounted wash hand basin with a tiled splash-back. Laminate wood flooring. Obscured uPVC double-glazed window to the side.

BATHROOM 8'9" x 6'8" (2.67 x 2.04)

Panelled bath with fitted shower over with dual shower-heads both rainfall & handheld. Chrome heated towel rail. Wash hand basin inset into vanity storage cupboards below. Obscured uPVC double-glazed window to the side. Open storage area.

UTILITY 11'7" narrowing to 6'7" x 16'9" narrowing to 5'10" (3.54 narrowing to 2.03 x 5.11 narrowing to 1.79)

2 storage cupboards to chimney breast recesses. Matching base & wall mounted units with position for a tumble-dryer. Roll edge laminate work surface has inset stainless steel sink unit. Tiled splash-back. uPVC double-glazed bay window to the rear. Access hatch to roof void.

FIRST FLOOR LANDING

Doors leading to bedrooms 1, 2 & 3.

BEDROOM ONE 15'8" x 12'4" plus door access (4.78 x 3.76 plus door access)

Feature fireplace with tiled hearth mantle & surround, open grate. uPVC double-glazed bay window to the front.

BEDROOM TWO 17'5" x 12'10" (5.32 x 3.92)

uPVC double-glazed bay window to the side. Fitted storage cupboard to one chimney breast recess.

BEDROOM THREE 13'3" x 6'2" max (4.04 x 1.9 max)

Currently being used as a dressing room. Access hatch to roof void. Fitted shelves with hanging rail. uPVC double-glazed window to the front.

OUTSIDE

The property is approached via a tiled path leading to the front door with a section of garden to one side.

GARDEN

To the rear an enclosed garden which has been laid for ease of maintenance with a large wood mulched area with inset tree. A paved path circumnavigates this with raised flowerbeds areas on 2 sides. Access gate onto the rear lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

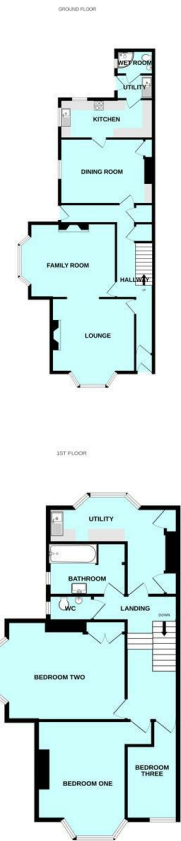
SERVICES

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

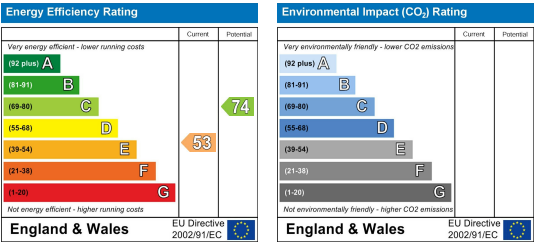
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.