Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

21 Abingdon Road

North Hill, Plymouth, PL4 6HZ

Guide Price £260,000

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Period built single bay fronted mid-terraced house arranged over 4 storeys. The property has the benefit of gas fired central heating, a combination boiler & uPVC double-glazing. Offers flexible & adaptable accommodation laid out as a family home with 2 reception room, spacious kitchen/breakfast room with Hotpoint 4 ring gas hob & under-mounted stainless steel sink, housing the Vaillant Eco Tec gas fired boiler servicing the central heating & domestic hot water. Access to the rear courtyard & also into the large cellar/basement with reduced head heigh to around 4ft & housing the electric meter & consumer unit. The upper 2 levels are 4 double bedrooms, a shower room/wc & bathroom/wc with white fittings.

ABINGDON ROAD, NORTH HILL, PLYMOUTH, PL4 6HZ

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 4'1 x 3'6 (1.24m x 1.07m)

HALL
Staircase rising to the first floor & descending to the kitchen/breakfast room.

SITTING ROOM 13'4 x 12'4 maximum (4.06m x 3.76m maximum)

LOUNGE 13'4 x 10'6 (4.06m x 3.20m)

KITCHEN/BREAKFAST ROOM 14'1 x 9'11 (4.29m x 3.02m)

LOWER GROUND FLOOR

BASEMENT/CELLAR 25'6 x 14'6 to the main part (7.77m x 4.42m to the main part)

FIRST FLOOR

LANDING

BEDROOM ONE 16'2 x ?'4 (4.93m x ?'1.22m)

BEDROOM TWO 13'5 x 10'5 (4.09m x 3.18m)

BEDROOM THREE 11' x 9'11 maximum (3.35m x 3.02m maximum)

SECOND FLOOR

BEDROOM FOUR 10'3 x 9'11 maximum (3.12m x 3.02m maximum)

BATHROOM

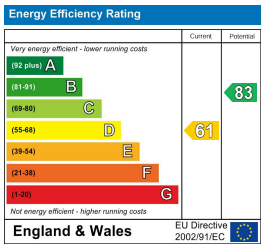
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

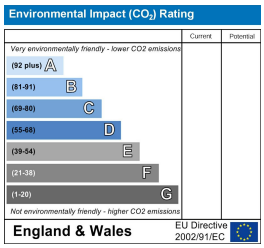
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk