Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

127 Ladysmith Road

Lipson, Plymouth, PL4 7NW

£300,000

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A 1930s semi-detached family home with off-road parking for 2 vehicles to the fore. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. On the lower ground floor is cellar access, a wc & a family/games room. To the rear is an enclosed garden with plenty of space for families to enjoy.

LADYSMITH ROAD, LIPSON, PLYMOUTH, PL4 7NW

ACCOMMODATION
Entrance via a uPVC double-glazed door into an entrance porch.

ENTRANCE PORCH 7'1" x 4'7" (2.18m x 1.41m)
uPVC double-glazed windows to both sides & to the front. uPVC wooden effect door with obscured glazed panel opens into the entrance hall.

ENTRANCE HALL 13'7" x 5'8" (4.16m x 1.73m)
Staircase rising to the first floor landing. Dado rail. Entrance opening into the kitchen. Door into the lounge.

LOUNGE 11'8" x 12'7" plus the bay (3.58m x 3.84m plus the bay)
Feature fireplace with wood mantle & surround, inset living flame gas fire. Wood effect flooring. uPVC double-glazed bay window to the front. Covings. Sliding wooden pocket doors open into the dining room.

DINING ROOM 12'11" x 10'4" (3.95m x 3.17m)
Feature fireplace with wooden mantle & surround, inset gas fire. uPVC double-glazed curved bay window to the rear with fitted window seats & distant views over Plymouth. Picture rail.

KITCHEN 11'2" x 7'0" (3.41m x 2.15m)
Matching base & wall-mounted units to include: integrated fridge & freezer, space for a cooker & dishwasher. Roll edge laminate work surfaces have inset single bowl single drainer sink unit with mixer tap. Wall-mounted Vaillant boiler. Tiled splash-backs. uVPC double-glazed window to the rear with distant views over Plymouth. Wood effect flooring. Door leads down to the lower ground floor.

FIRST FLOOR LANDING 9'8" x 6'11" (2.97m x 2.13m)
Dado rail. uPVC double-glazed window to the side. Doors leading to the bedrooms & bathroom.

BEDROOM ONE 13'0" x 11'1" plus the bay (3.97m x 3.4m plus the bay)
uPVC double-glazed bay window to the front. Picture rail.

BEDROOM TWO 12'11" x 10'7" maximum (3.96m x 3.23m maximum)
Picture rail. uPVC double-glazed window to the rear with views over the garden. Distant views over Plymouth.

BEDROOM THREE 7'10" x 6'4" (2.4m x 1.95m)
uPVC double-glazed window to the front. Picture rail. Access hatch to roof void, the loft is boarded with a velux window.

BATHROOM 8'1" x 6'10" (2.47m x 2.1m)
Matching suite comprising of a 4 claw bath, separate shower cubical with fitted shower, having dual shower-heads both rainfall & handheld. Close coupled wc. Wash hand basin inset into vanity storage cupboards below & wall-mounted matching units. Dual aspect with obscured uPVC double-glazed window to the side & rear. Tiled walls. Tiled effect vinyl flooring.

LOWER GROUND FLOOR 12'5" x 5'2" (3.8m x 1.58m)
Position for a utility. Door into cellar.

CELLAR 15'8" x 11'7" (4.79m x 3.54m)
Doorway into games/family room.

GAMES/FAMILY ROOM 23'7" x 16'0" narrowing to 12'9" (7.19m x 4.89m narrowing to 3.9m)
Currently being used as a games/family room/bar. Wooden obscured single-glazed window to the side. Tiled floor in one half of the room & wood in the other. Fitted bar. Space & plumbing for washing machine. uPVC double-glazed door to the rear. Double-glazed aluminium window. Wooden double-glazed window to the rear. Radiator. Door opens to the wc.

WC 9'10" x 3'3" (3.01m x 1.01m)
Matching suite of close coupled wc & pedestal wash hand basin. Obscured single-glazed window to the rear.

OUTSIDE
To the front there is off-road parking for a couple of vehicles. A path leads down the side of the property towards a wooden gate, giving access to the rear garden.

GARDEN
To the rear an astroturf & decked veranda, which looks out over the garden. Staircase leads down one side to a further paved patio seating area. Steps lead to a section of slate chippings & towards the rear boundary. Two other levels, one with inset shrubs & plants with path leading through to where there is a small orchard & a number of fruit trees.

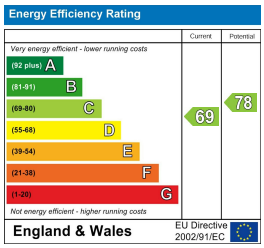
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

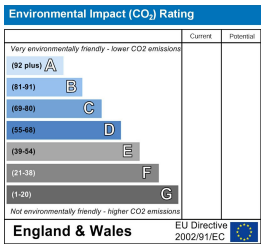
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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