



## 13 Carlton Terrace

Lipson, Plymouth, PL4 8PR

**Price Guide £200,000**



Cash Buyers only. A period terraced family home in Lipson with an enclosed rear garden and garage. The accommodation comprises of a vestibule, entrance hall, lounge, dining room, breakfast room, kitchen, three bedrooms and a family bathroom. No onward chain.



## CARLTON TERRACE, LIPSON, PL4 8PR

### ACCOMMODATION

A composite front door opens into;

#### VESTIBULE 4'3" x 3'11" (1.31 x 1.2)

Dado rail. A wooden door with glazed panes opens into;

#### ENTRANCE HALL 28'1" x 5'6" (8.57 x 1.7)

Staircase rising to the first floor landing with storage cupboards under. Dado rail. Doors opening to the lounge, dining room and breakfast room.

#### LOUNGE 17'1" x 14'0" max (5.23 x 4.29 max)

Feature fireplace with marble mantel and surround with a cast iron inset with decorative tiles and living flame gas fire and a tiled hearth. Ceiling rose and covings. uPVC sash style double-glazed window to the front.

#### DINING ROOM 13'2" x 12'1" (4.02 x 3.7)

Feature fireplace with marble mantel and surround with a cast iron inset with decorative tiles and a living flame gas fire and a tiled hearth. Wooden single-glazed window to the rear. Ceiling rose. Covings. Picture rail.

#### BREAKFAST ROOM 10'9" x 9'6" (3.3 x 2.9)

Wooden sash style window to the side. Fitted storage cupboards. Wall mounted heater. Door opening into;

#### KITCHEN 11'1" x 10'7" (3.38 x 3.24)

Matching base and wall mounted units with fitted oven and spaces for a fridge and washing machine. Roll edge work surfaces and inset sink unit. Wall mounted gas fire. uPVC double-glazed door leads out to the garden. uPVC double-glazed window to the side.

### FIRST FLOOR LANDING

Doors leading off to the bedrooms and bathroom. Access hatch to roof void.

#### BEDROOM ONE 18'4" x 13'5" plus bay (5.6 x 4.1 plus bay)

Fitted wardrobes running along one wall with inset sink unit. Feature fireplace with tiled hearth, mantel and surround. Ceiling rose, coving and picture rail. uPVC double-glazed bay window to the front and a further uPVC double-glazed window to the front.

#### BEDROOM TWO 14'3" x 11'1" (4.35 x 3.4)

Wooden sash style single-glazed window to the rear. Twin fitted wardrobes.

#### BEDROOM THREE 11'1" x 10'5" (3.4 x 3.2)

Single-glazed sash style window to the rear. Wall mounted electric heater.

#### BATHROOM 7'6" x 7'6" (2.3 x 2.3)

Matching suite comprising a panelled bath, pedestal wash hand basin and shower cubicle. Obscured uPVC double-glazed window to the side.

### WC

High level wc. Window to the side.

### OUTSIDE

The property is approached via a wrought iron gate which opens up to a path leading to the front door. To the rear is an enclosed garden with doors leading to the boiler room, outside wc, out to the rear service lane and into the rear of the garage.

#### GARAGE 18'0" x 14'5" (5.5 x 4.4)

Up and over door. Courtesy door to the rear.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### AGENT'S NOTE

Cash buyers only, due to spray foam in the loft.

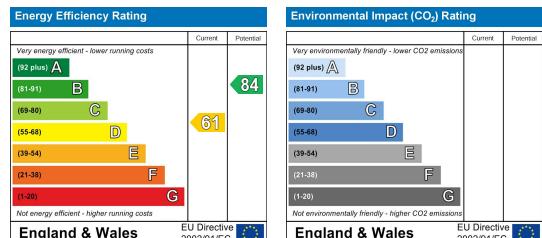
### Area Map



### Floor Plans



### Energy Efficiency Graph



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