



## 21 Abingdon Road

North Hill, Plymouth, PL4 6HZ

**Guide Price £260,000**



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 height 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 7'4 (4.93m x 2.22m)

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

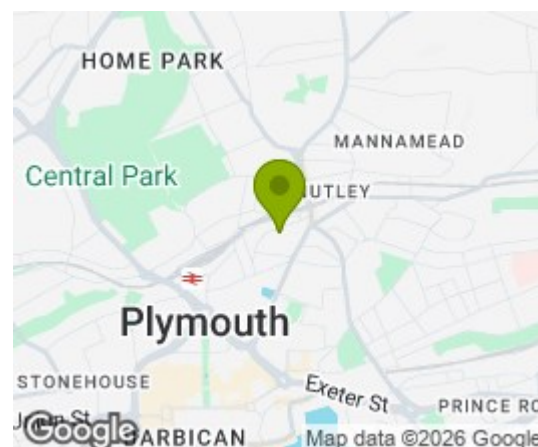
### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

## Area Map

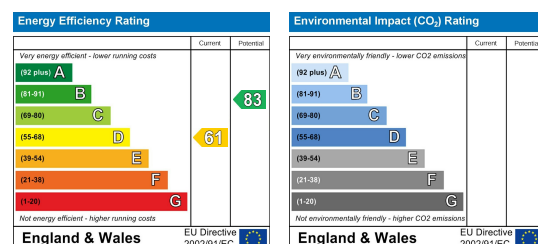


## Floor Plans



Made with Mergin Cloud

## Energy Efficiency Graph



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