



## 48 Edith Avenue

Lipson, Plymouth, PL4 8TJ

£270,000



A substantial 3 storey mid-terraced house built in the 1930s. Upgraded in the past with replacement roof covering, fascias & gutters, re-rendering & modern boiler. In need of refurbishment internally. Generously proportioned, adaptable accommodation. 3 reception rooms, kitchen, 4 bedrooms, bathroom & separate wc, cellar & store room. Southerly facing rear garden. Vacant & no onward chain.





EDITH AVENUE, LIPSON, PLYMOUTH, PL4 8TJ

LOCATION

Found in the popular residential area with a number of local services & amenities to hand. The position convenient for easy access into the city.

ACCOMMODATION

A door opens into the ground floor with a long hallway, housing the Ideal gas fired boiler servicing the central heating & domestic hot water. A good-sized bay fronted lounge with open fireplace that hasn't been used for a long time. To the rear a 2nd reception room, which can potentially be used as an additional bedroom & a family bathroom with older style turquoise suite. At first floor level a landing giving access to 4 bedrooms. At lower ground floor level with hall & store room off containing the meters & consumer unit, spacious cellar room with good head height internally located & ideal for storage, a galley style older fitted kitchen. Next to this a living/dining room with window over looking the rear garden. Off the kitchen a lean-to & wc.

Externally a small area frontage & to the rear a long southerly facing enclosed garden. At the end of the garden backing onto a service lane with potential to create off-street parking within the curtilage or perhaps build a garage if desired.

Whilst the property has had the benefit of improvement in recent years including fascias & gutters, externally re-rendered & internal installation of a modern boiler in July 2020, which is regularly serviced. The property does require refurbishment internally & as such it offers good potential.

GROUND FLOOR

HALL 18'1 x 5'7 (5.51m x 1.70m)

LOUNGE 16'2 max x 12'8 (4.93m max x 3.86m)

SITTING ROOM/BEDROOM 12'8 x 11 (3.86m x 3.35m)

FIRST FLOOR LANDING 9'5 x 7 (2.87m x 2.13m)

BEDROOM ONE 16'5 x 11'5 (5.00m x 3.48m)

BEDROOM TWO 12'9 x 11'4 (3.89m x 3.45m)

BEDROOM THREE 7'8 x 7 (2.34m x 2.13m)

BEDROOM FOUR 8'2 x 6'8 (2.49m x 2.03m)

LOWER GROUND FLOOR

STORE 6 x 2'8 (1.83m x 0.81m)

CELLAR ROOM 16'2 x 12'2 (4.93m x 3.71m)

KITCHEN 12'4 x 6'1 (3.76m x 1.85m)

LIVING/DINING ROOM 12'5 x 12 (3.78m x 3.66m)

LEAN-TO 5'10 x 3 (1.78m x 0.91m)

WC 4'8 x 2'8 (1.42m x 0.81m)

COUNCIL TAX

Plymouth City Council  
Council Tax Band:

SERVICES

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

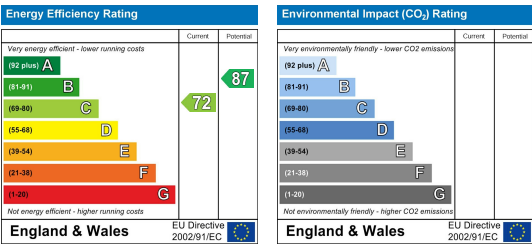
Area Map



Floor Plans



Energy Efficiency Graph



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