

**Offers Over £200,000**



**14 CRAMBER CLOSE, ROBOROUGH, PLYMOUTH, PL6 7AZ**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



## FULL DESCRIPTION

A three-bedroom mid terrace property which has been the subject of recent internal modernisation, to include, the installation of new carpets and redecoration throughout. The property is situated in a sought-after location, close to amenities and backs onto a green and park at the rear. The living accommodation is arranged over two levels and comprises, an entrance hall, lounge, fitted kitchen and dining room on the ground floor. On the first floor, the landing leads to a family bathroom and three bedrooms.

Externally, to the front of the property there is a driveway providing parking for two cars and at the rear, there is a level west facing garden.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

## LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

### ENTRANCE HALL

Stairs to first floor, under stair storage cupboard, radiator and door to:

### LOUNGE

PVCu double glazed window to the front and radiator.

### KITCHEN

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, tiled splash backs, tiled flooring, PVCu double glazed window to the front, PVCu double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

Doors to all first-floor accommodation, access to loft, built in cupboard housing the gas boiler which serves domestic hot water and central heating system.

### BEDROOM ONE

PVCu double glazed window to the rear and radiator.

### BEDROOM TWO

PVCu double glazed window to the rear and radiator.

### BEDROOM THREE

PVCu double glazed window to the front and radiator.

### BATHROOM

Matching suite comprising, a panelled bath with electric shower over, low level WC, wash hand basin, two PVCu double glazed frosted windows to the front.

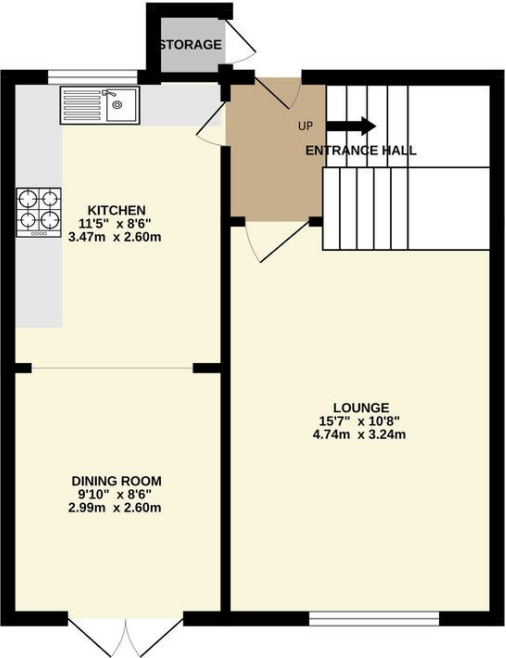
### EXTERNALLY

To the front, there is a driveway providing parking for two cars with an adjacent low maintenance garden. To the rear, a patio area leads to a level lawned west facing garden that backs onto a green and a park.

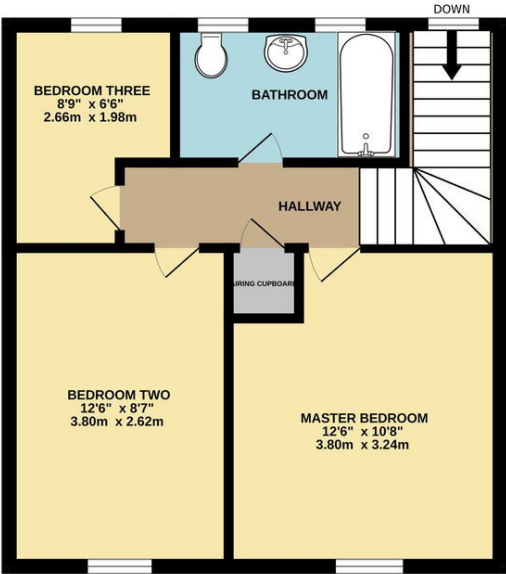


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, electricity and mains drainage. Mobile coverage is likely and broadband connection FTTC & ADSL available.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

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