



30 Egerton Road, St Jude's, Plymouth, Devon, PL4 9BR

Price £220,000

Situated in the desirable St. Judes area, this property offers a central location with easy access to Plymouth city centre. A short walk leads you to Tothill Park, featuring expansive green spaces, tennis courts, and football pitches. Additionally, the nearby embankment provides convenient access to the A38.

The property has been extensively renovated, thoughtfully preserving charming period features. The ground floor welcomes you with an entrance vestibule adorned with a quarry-tiled floor, leading into a hallway featuring LVT flooring that extends throughout the ground floor, as well as into the two bedrooms and shower room on the first floor. The hallway showcases period features such as an ornate newel post, cornicing, and coving, and offers access to the sitting room. This inviting space is enhanced by a living flame fire with a polished stone surround and hearth, complemented by coving and a ceiling centre rose. An open archway connects the sitting room to the kitchen/diner, which boasts a grey shaker-style kitchen equipped with a butcher's block worktop and matching upstand. The kitchen includes a freestanding electric range cooker with a splashback and cooker hood above. Towards the rear of the hallway, there is access to a convenient downstairs cloakroom/WC.

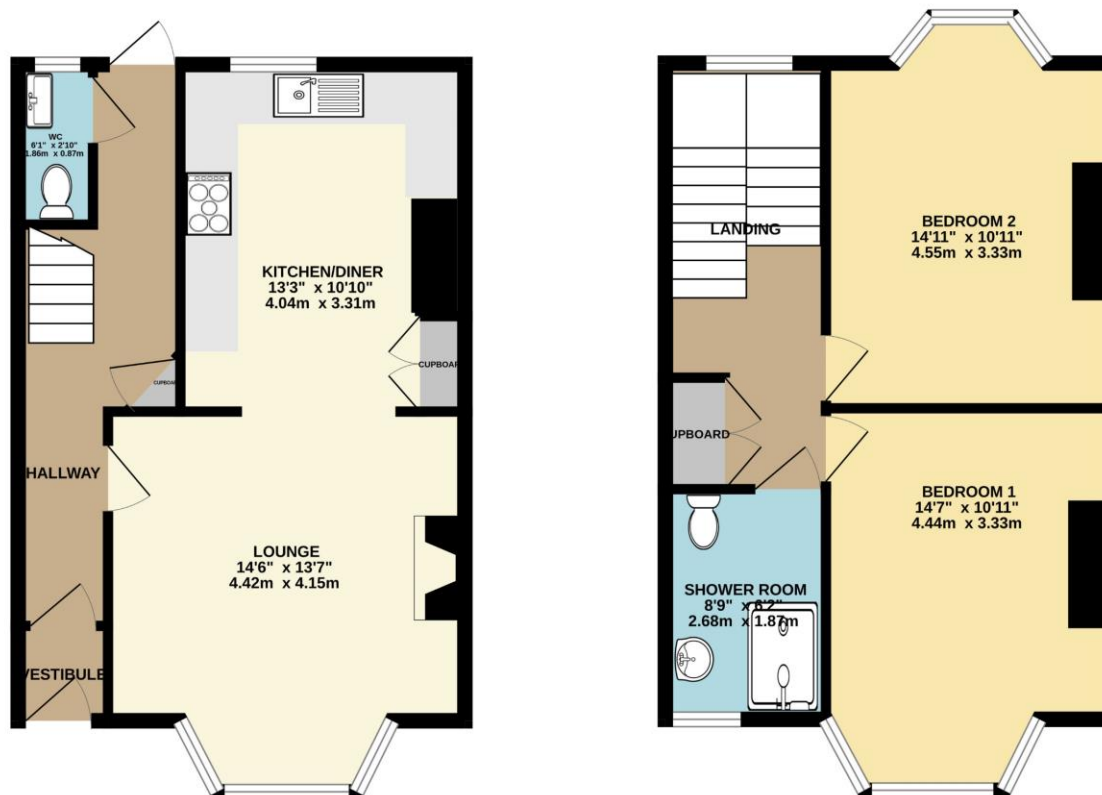
On the first floor, you'll find two double bedrooms, each fitted with wardrobes, and a modern shower room. The property benefits from uPVC double glazing and gas central heating throughout.

Externally, the front of the property features a small, enclosed frontage with railings. The southerly-facing rear garden offers a granite-paved patio courtyard, complete with a covered seating area and a separate utility/storage space.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

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