



20 Nicholson Road, Crownhill, Plymouth, Devon, PL5 3BR



Offers Over £240,000

We are delighted to present this charming three-bedroom semi-detached family home, ideally situated in the highly sought-after area of Crownhill. Perfectly positioned within walking distance of the local parade of shops and offering easy access to the A38 and all major routes, this property offers both convenience and significant potential for improvement.

In need of some modernisation, the home offers generous living space and a layout ideal for family life. A welcoming hallway leads to a bright and airy sitting room featuring a bay window, and flows into a dining room with sliding doors that open directly onto the rear garden perfect for entertaining or enjoying family meals.

The well-proportioned kitchen offers practicality and leads into a utility room providing additional storage and direct access to the garden.

Upstairs, you'll find three well-proportioned bedrooms two comfortable doubles and a single served by a surprisingly spacious bathroom complete with a bath and separate shower cubicle.

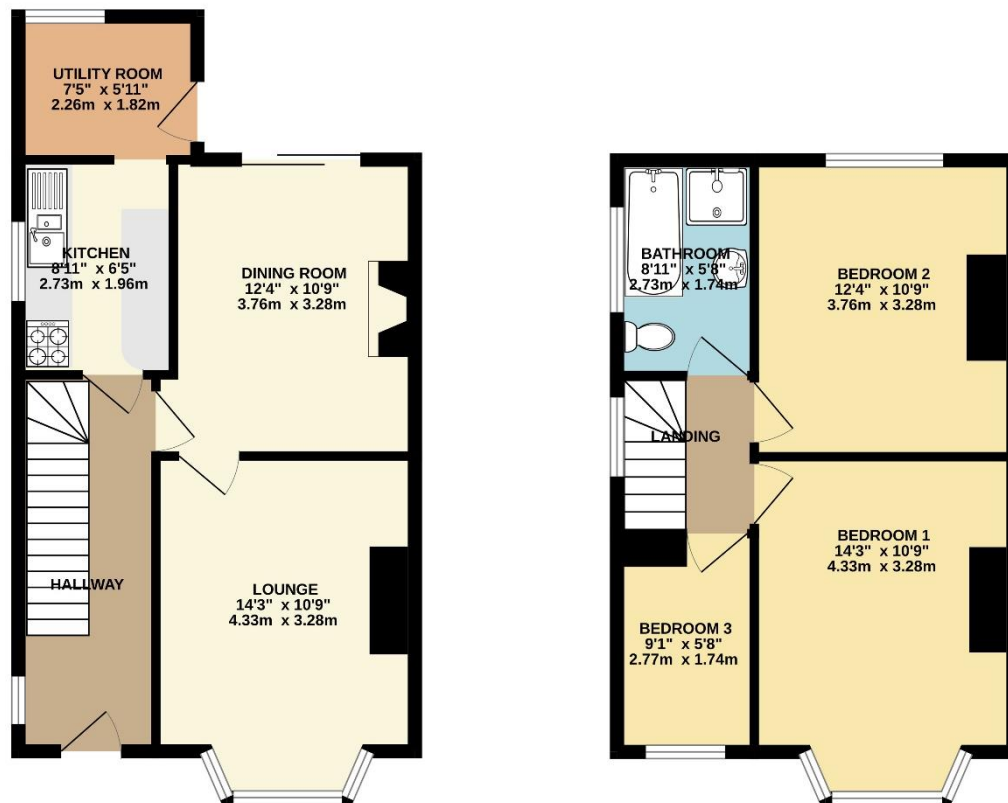
Outside, the property benefits from a front garden and driveway offering off-street parking, with gated side access to a large, enclosed rear garden. Mostly laid to lawn with a paved terrace adjoining the house, the outdoor space provides the perfect setting for children to play or for summer gatherings.

Offered to the market with no onward chain, this splendid home is sure to appeal to families particularly due to its position within the catchment for excellent local schools as well as couples seeking to personalise a property in a desirable location.

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







TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.
 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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