



28 Coleridge Road, Lipson, Plymouth, Devon, PL4 7PB



Price £220,000

Lang Town and Country are delighted to offer this substantial house, in a great location, which would benefit from refreshment, the perfect opportunity to purchase a property with lots of potential.

Ideally situated in a popular and well-connected area, this generously proportioned three-storey semi-detached house offers easy access to local schools, nearby parks, and the vibrant Plymouth City Centre. The historic Barbican and scenic Plymouth Hoe are also just a short distance away, adding to the property's appeal.

The ground floor features a welcoming entrance hallway, a bright and comfortable lounge, a separate dining room with lovely views over the rear garden and Lipson Vale, and separate kitchen.

Upstairs, you'll find three good-sized bedrooms and a family bathroom. The lower ground floor offers excellent versatility with two basement rooms ideal for a home office, gym, or hobby space along with a useful utility room.

To the rear, a generous enclosed garden laid to lawn provides a fantastic outdoor space for children to play, gardening enthusiasts, or relaxing and entertaining during the warmer months.

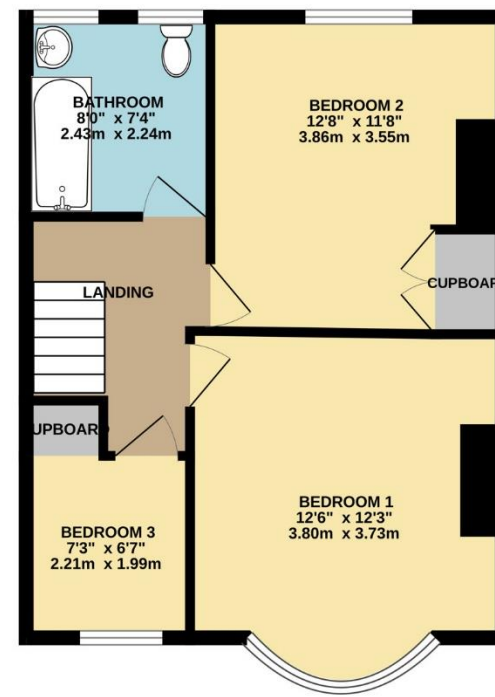
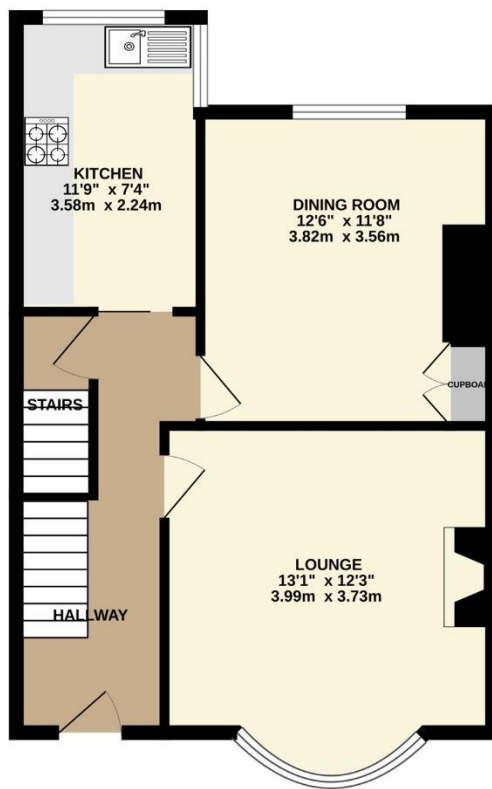
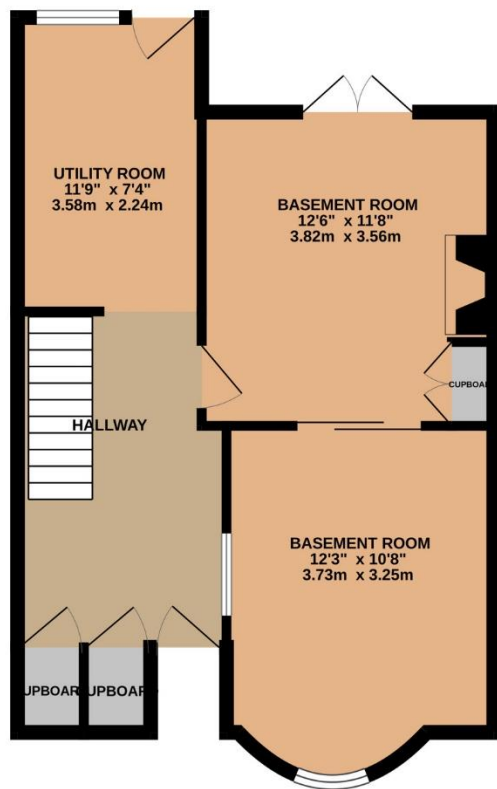
This well-located and flexible family home combines generous living space with great potential and an enviable location. Early viewing is highly recommended.

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

www.langtownandcountry.com







TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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