



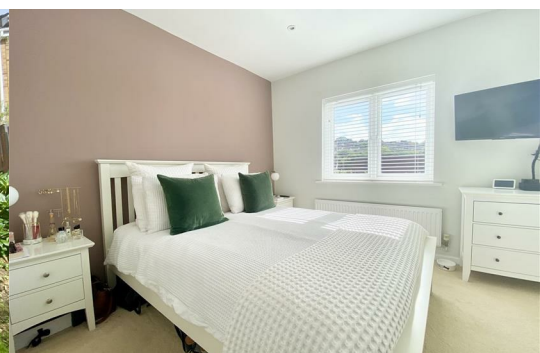
2 Lower Ridings

Plympton, Plymouth, PL7 5LE

Offers Over £290,000



This well presented end-terraced family home, situated in the Newnham area of Plympton, with accommodation briefly comprising an entrance hall, kitchen, lounge/diner and downstairs cloakroom. Upstairs there are three bedrooms and the family bathroom. Outside, to the front is a garage and driveway together with gardens to both front and rear. The rear garden in particular has a sunny aspect and is ideal for children or entertainment. The property has been well looked after and is in immaculate condition throughout.



LOWER RIDINGS, PLYMPTON, PLYMOUTH, PL7 5LE

ACCOMMODATION

Entrance via a composite front door with inset glass panelling opening into the entrance hall.

ENTRANCE HALL 11'5" x 2'10" (3.49 x 0.88)

Doors leading through to lounge/diner, kitchen and wc. Stairs ascending to first floor landing with storage cupboard under. Wooden flooring and downlights.

LOUNGE/DINER 16'6" x 9'0" opening to 15'5" (5.05 x 2.75 opening to 4.70)

This light and spacious family room has uPVC double-glazed patio doors leading out to the garden. uPVC double-glazed window to the rear elevation. Wooden flooring and downlights.

KITCHEN 8'11" x 7'6" (2.74 x 2.30)

Matching base and wall mounted units with integrated grill, oven and dishwasher. Space for fridge-freezer and washing machine. Roll-edge laminate worktop with inset 4-ring gas hob with extractor over and composite sink with mixer tap over. uPVC double-glazed window to the front elevation. Wooden flooring. Spotlights.

DOWNSTAIRS WC 6'3" x 2'10" (1.91 x 0.87)

Close-coupled wc. Hand washbasin inset into storage unit. uPVC frosted double-glazed window to the front elevation.

LANDING 6'7" x 2'8" (2.02 x 0.83)

Doors leading to the bedrooms and shower room. Access to the loft via an up-and-over hatch.

BEDROOM ONE 13'3" x 10'1" (4.06 x 3.09)

Fitted wardrobes with integral soft lighting. Two uPVC double-glazed windows to the rear elevation.

BEDROOM TWO 10'3" x 7'3" (3.13 x 2.22)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 7'10" x 6'7" (2.41 x 2.02)

Storage cupboard. uPVC double-glazed window to the front elevation.

SHOWER ROOM 6'7" x 5'6" (2.01 x 1.70)

Beautifully presented suite of walk-in shower with duel attachments of waterfall and handheld. Close-coupled wc. Wash handbasin inset into storage unit. Anthracite grey heated towel rail. uPVC frosted double-glazed window to the side elevation.

OUTSIDE

The property is approached by a tarmac driveway with garage to the rear. On one side is an area of lawn bordered by mature shrubs and bushes. Gate leading through to the rear garden. The enclosed southerly facing rear garden is well maintained and consists of a raised decked area, lawn and a patio seating area to the rear. Decorated with shrubs, bushes and trees this garden offers not only a child friendly aspect but also areas to entertain family and friends.

GARAGE 16'9" x 8'3" (5.11 x 2.52)

Up-and-over door. Power & lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

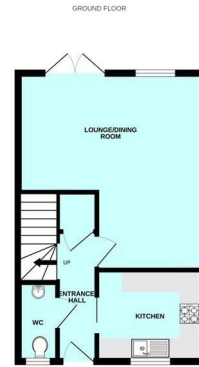
SERVICES

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

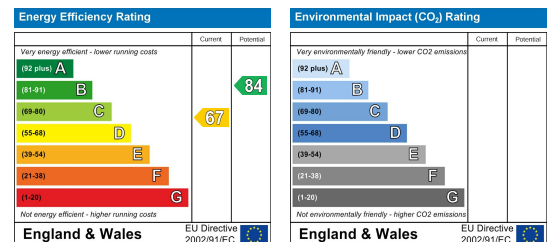
Area Map



Floor Plans



Energy Efficiency Graph



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