



MARC REES

exp<sup>®</sup> UK

@ marc.rees@exp.uk.com

marcrees.exp.uk.com

07966 394 188

# Elford Crescent, Plympton, Plymouth, PL7 4BT

£315,000

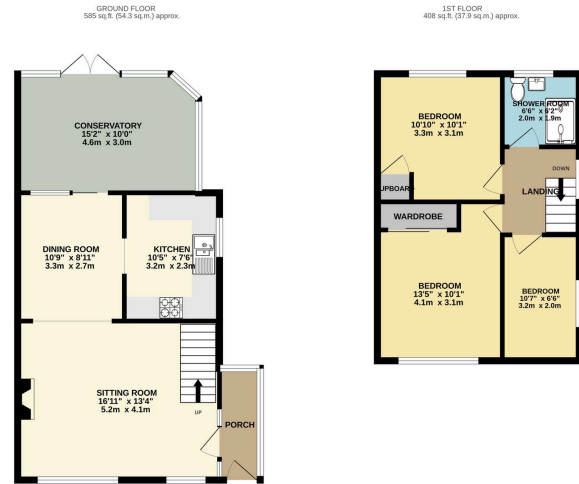
3 1 2

- Corner Plot
- Spacious and Extended Home
- 3 Bedrooms
- Driveway and off road parking
- Sitting Room & Dining Room
- Kitchen
- No Chain
- Large Conservatory
- Generous Westerly Facing Rear Garden
- Please quote MR0566 when making a telephone enquiry



This is a great opportunity to acquire an extended family home situated within a desirable location close to schools, shops and amenities whilst being located on a corner plot with the potential to extend subject to the necessary consents. The property has double glazing and gas central heating along with accommodation comprising, a porch, spacious sitting room, dining room, kitchen and a large conservatory overlooking the rear garden. On the first floor there are 3 bedrooms and the former bathroom is now a shower room with a walk-in shower enclosure, W.C. and basin. To the outside of the property there is a front garden whilst to the side and rear an enclosed garden with a westerly facing aspect, mainly laid to lawn with a patio and driveway for cars. This property is being sold with no onward chain and please quote MR0566 when making a telephone enquiry.





TOTAL FLOOR AREA: 993 sq. ft. (92.2 sq. m.) approx.

1999 Energy Performance Certificate has been made available to illustrate the accuracy of the Energy Performance Certificate measurement. If errors, omissions, claims and any other terms are agreed upon and the responsibility is taken for any work. Attention to the drawings. This plan is for the building project only and should not be used for any other purpose. The services, systems and materials shown have not been tested and no guarantee is given. Made with Bluebeam 10/20

