



## 247 Austin Crescent

Eggbuckland, Plymouth, PL6 5QT

£240,000



A well presented three storey mid terraced modern built town house, offering flexibility of layout. uPVC double glazing & gas central heating. The property enjoys an elevated position and far reaching views. The property has been upgraded and improved with brand new fitted integrated kitchen, bathroom and fitted carpets. Three bedrooms and study or potential fourth bedroom. On street parking & private parking. Rear low maintenance garden.



## AUSTIN CRESCENT, EGGBUCKLAND, PL6 5QT

### LOCATION

Found towards the end of Austin Crescent on the southerly side of the street in this residential area of Eggbuckland, bordering on Crownhill. With a variety of local services and amenities nearby. The position is convenient for access into the city and nearby connections to major routes in other directions.

### ACCOMMODATION

PVC part double glazed door into:

### GROUND FLOOR

#### HALL

Cupboard housing recently replaced electric consumer unit, electric meter and gas meter. Staircase with carpeted treads and timber newel post rises to the first floor. Door to:

#### KITCHEN/DINING ROOM 25'9 x 12'4 overall (7.85m x 3.76m overall)

Raised bay window to the front. Newly fitted integrated kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces. Inset stainless steel sink. Integrated appliances include automatic dishwasher, washing machine, Indesit oven, four ring variable size electric hob with extractor hood over. Cupboard housing upright fridge/freezer.

### FIRST FLOOR

#### LANDING

#### LOUNGE 17'5 x 12'6 max (5.31m x 3.81m max)

Window to the front with far reaching views looking across the valley and towards Dartmoor in the distance. Coved ceiling and ceiling rose. Staircase with carpeted treads, timber newel post and banister rises to the second floor.

#### WC

Modern close coupled WC and wall hung wash hand basin. Tiled walls. Extractor fan.

#### BEDROOM FOUR/STUDY 12'6 x 8'5 (3.81m x 2.57m)

Double glazed window and sliding patio style door opens to the rear.

### SECOND FLOOR

#### LANDING

Access hatch to the loft. Over stairs cupboard houses the gas fired boiler servicing the central heating and domestic hot water.

#### BEDROOM ONE 12'6 x 9'1 (3.81m x 2.77m)

uPVC double glazed picture window to the front with far reaching views looking across the valley and beyond towards Dartmoor.

#### BEDROOM TWO 11'2 x 6'1 (3.40m x 1.85m)

uPVC double glazed window to the rear.

#### BEDROOM THREE 8'2 x 6'1 (2.49m x 1.85m)

uPVC double glazed window to the rear.

#### FAMILY BATHROOM

New white suite with close coupled WC, vanity wash hand basin with cupboard under and 'P' shaped panelled bath with mixer tap and wall mounted shower attachment. Four ceiling down lighters and extractor fan.

### EXTERNALLY

A small area of front garden laid to decorative stone chippings. To the rear of the property, a low maintenance enclosed southerly facing back garden with paved patio area next to the property and steps up to a gate that provides rear access. The rear garden laid to decorative stone chippings. Private parking to the rear.

### AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

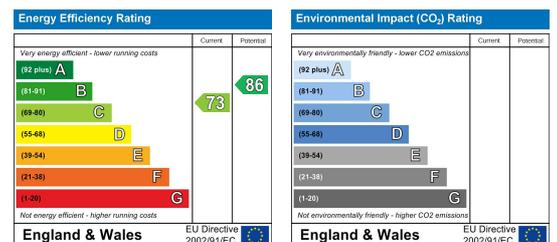
## Area Map



## Floor Plans



## Energy Efficiency Graph



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