



## 113 Keswick Crescent

Estover, Plymouth, PL6 8SL

£150,000



A mid-terraced house built c1977 with 2-storey accommodation. On the ground floor there is a hall with spacious walk-in storage cupboard, a generous-sized 'L-shaped' lounge/dining room & kitchen whilst at first floor level a landing provides access to a walk-in storage cupboard, 2 double bedrooms, bathroom & separate wc. Externally there is a southerly-facing enclosed rear garden. uPVC double-glazing. No central heating. No onward chain.



## KESWICK CRESCENT, ESTOVER, PL6 8SL

### THE PROPERTY

Mid-terraced house built c1977 benefitting from uPVC double-glazing but in need of updating, improvement and refurbishment. Offering good potential.

The accommodation comprises a hall, storage cupboard, a spacious lounge/dining room, kitchen, 2 double bedrooms, store room, bathroom & separate wc.

Southerly-facing enclosed rear garden.

### LOCATION

The property is located in a short terrace at the lower end of Keswick Crescent, in a mainly residential area of Estover. There is a variety of local services and amenities nearby.

### ACCOMMODATION

**HALL** 12'3 x 7'7 max dimensions (3.73m x 2.31m max dimensions)

**LOUNGE/DINING ROOM** 17'8 x 16'1 max dimensions (5.38m x 4.90m max dimensions)

An 'L-shaped' room. Fireplace with an electric fire.

**KITCHEN** 9'7 x 8'7 (2.92m x 2.62m)

Stoves gas/electric cooker and fridge-freezer.

**STORE** 5'10 x 2'11 (1.78m x 0.89m)

### FIRST FLOOR LANDING

**BEDROOM ONE** 12'8 x 12'6 max dimensions (3.86m x 3.81m max dimensions)

An 'L-shaped' room.

**BEDROOM TWO** 13'5 x 9'7 (4.09m x 2.92m)

**BATHROOM** 5'9 x 4'9 (1.75m x 1.45m)

**WC** 4' x 2'6 (1.22m x 0.76m)

### COUNCIL TAX

Plymouth City Council

Council tax band B

### SERVICES

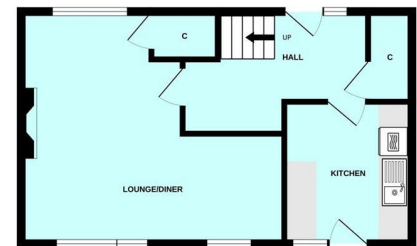
The property is connected to all the mains services: gas, electricity, water and drainage.

### Area Map

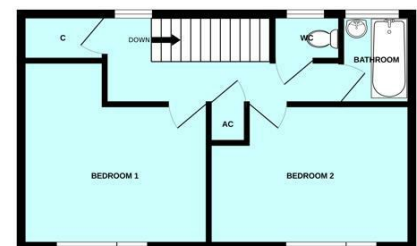


### Floor Plans

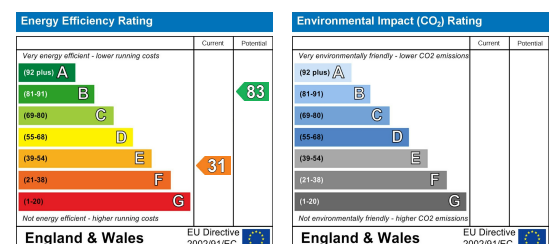
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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