



5 Lipson Avenue

Lipson, Plymouth, PL4 8SQ

£190,000



A mid terrace period family home in need of modernisation. The accommodation comprises of porch, entrance hall, lounge, dining room/bedroom 4, breakfast room, kitchen, 2 double bedrooms, utility/bedroom 3 & bathroom. There is an enclosed rear garden. No onward chain.



LIPSON AVENUE, LIPSON, PLYMOUTH, PL4 8SQ

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens to the porch.

PORCH 1.22 x 1.09 (0.30m.6.71m x 0.30m.2.74m)

Wooden door with obscured glazed panel opens into the entrance hall.

ENTRANCE HALL

Staircase rising to the first floor landing. Under-stairs storage cupboards. Doors leading off to the cloakroom, dining room/bedroom 4, lounge & breakfast room.

LOUNGE 15'1" x 13'4" maximum (4.6 x 4.07 maximum)

uPVC double-glazed bay window to the front. Covings. Ceiling rose. Feature fireplace with tiled heart matle & surround with gas fire.

DINING ROOM/BEDROOM FOUR 13'4" x 11'3" (4.07 x 3.43)

uPVC double-glazed window to the rear.

CLOAKROOM 4'5" x 2'9" (1.35 x 0.85)

Close coupled wc. uPVC double-glazed window to the rear.

BREAKFAST ROOM 11'8" x 9'8" (3.57 x 2.97)

uPVC double-glazed window to the rear. Storage units to both chimney breast recesses. Feature fireplace, tiled hearth mantle & surround with gas fire. Door opens into the kitchen.

KITCHEN 10'5" x 6'3" (3.2 x 1.92)

Matching base & wall mounted units to include integrated oven, space for a washing machine & fridge. Wall mounted Worcester boiler concealed in units. Roll edge laminate work surfaces have inset 4 ring ceramic hob with filter hood over & stainless steel sink unit with mixer tap. Dual aspect uPVC double-glazed window to the rear & side. Obscured uPVC double-glazed door opening to the garden.

HALF LANDING

Doors leading to the bathroom & bedroom 3/utility.

BATHROOM 6'5"10" x 6'4" (2.06 x 1.94)

Matching suite of panelled bath with electric shower over. Close coupled wc. Pedestal wash hand basin. Tiled walls. Obscured uPVC double-glazed window to the side.

UTILITY/BEDROOM THREE 10'9" x 10'3" plus door access (3.3 x 3.13 plus door access)

uPVC double-glazed bay window to the rear. Feature fireplace, tiled hearth mantle & surround. Matching base units with a stainless steel sink over.

FIRST FLOOR LANDING

Doors leading to bedrooms 1 & 2. Access hatch to roof void.

BEDROOM ONE 17'7" x 15'1" maximum into the bay (5.36 x 4.6 maximum into the bay)

Feature fireplace with tiled hearth mantle & surround. uPVC double-glazed bay window to front.

BEDROOM TWO 12'5" x 11'7" (3.8 x 3.54)

Feature fireplace with tiled hearth mantle & surround. Storage unit to one chimney breast recess. uPVC double-glazed window to the rear.

GARDEN

To the rear is an enclosed courtyard garden with a raised flowerbed running along one side. uPVC double-glazed door acting as a gate opening to the rear service lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band:

SERVICES PLYMOUTH

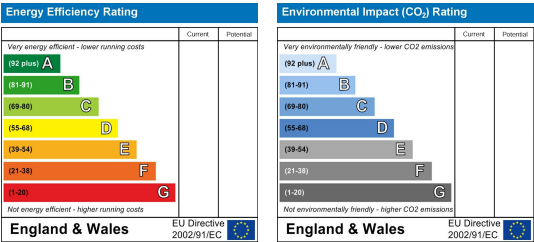
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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