



Connells

Elford Crescent
Plymouth



Property Description

Nestled in the sought-after area of Elford Crescent, this well-presented two-bedroom mid-terraced home offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors alike.

The property boasts a spacious lounge filled with natural light, featuring patio doors that open directly onto a well-maintained, enclosed rear garden-perfect for relaxing or entertaining. The fitted kitchen is both practical and stylish, complete with ample storage and a newly installed boiler, offering peace of mind and energy efficiency.

Upstairs, you'll find two generous bedrooms, each benefiting from fitted wardrobes, providing plenty of storage space. A well-appointed family bathroom.

Outside, the home features a low-maintenance front garden and private parking space, while the rear garden offers a secure, low-upkeep outdoor retreat.

Conveniently located with access to local amenities, schools, and transport links, this charming property is not to be missed.

Entrance Hall

Double glazed door to the front elevation, access to kitchen storage cupboard, stairs to lounge, radiator

Kitchen

13' 7" max x 5' 8" max (4.14m max x 1.73m max)

Double glazed window to the front elevation, fitted kitchen with wall and base units, sink and draining board with mixer tap, space for washing machine and fridge freezer, integrated oven and 4 ring gas hob, par tiled, boiler, coving to ceiling

Lounge

12' max x 10' max (3.66m max x 3.05m max)

Double glazed sliding patio doors to the rear garden, two wall mounted lights, TV point, radiator

Landing

Door access to bedroom and bathroom, storage cupboard, stairs to master bedroom

Bedroom One

10' 5" max x 9' 10" max (3.17m max x 3.00m max)

Double glazed window to the rear elevation, built in wardrobe with three mirrored sliding doors, built in storage cupboard, radiator

Bedroom Two

11' 3" plus wardrobe x 5' 10" max (3.43m plus wardrobe x 1.78m max)

Double glazed window to the front elevation with far reaching views, built in wardrobes, radiator

Bathroom

Double glazed obscured window to the front elevation, bath with shower over, wash hand basin, low level wc, fully tiled, extractor fan, chrome ladder style towel rail

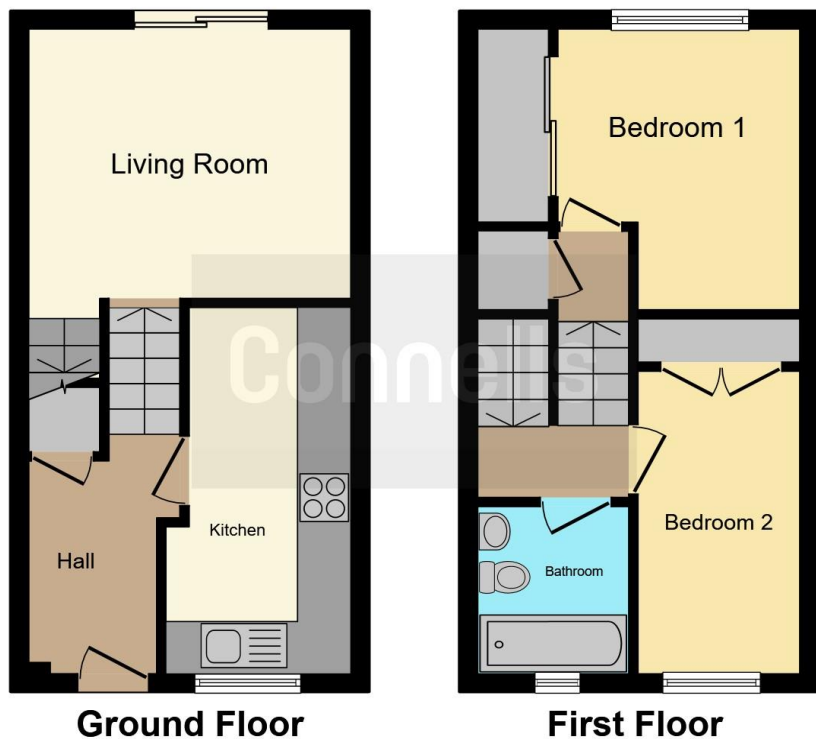
Front Garden

Low maintenance front garden with gravel area, storage cupboard

Rear Garden

Fully enclosed rear garden, tiered with a patio area and gravel area





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01752 345 135
E plympton@connells.co.uk

110 Ridgeway Plympton
 PLYMOUTH PL7 2HN

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLN307248



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLN307248 - 0005