



Connells

Springfield Road
Plymouth

Springfield Road
Plymouth PL9 8PU

for sale offers in excess of
£285,000



Property Description

This three-bedroom semi-detached home is situated in the highly sought-after area of Elburton, close to Elburton village, good primary school and local amenities. Positioned on a generous plot, the property offers excellent potential to extend (subject to planning), making it an exciting opportunity for buyers looking to add value.

The ground floor comprises a spacious living area, a kitchen/diner, and a downstairs WC for added convenience. Upstairs, there are two double bedrooms, a smaller double bedroom, and a shower room.

Externally, the property benefits from a front and large rear garden, as well as off-street parking.

With its prime location and fantastic potential, this home is ideal for families looking to create their dream property.

Entrance

Enter the property through a double-glazed door into a spacious entrance porch. There is a radiator, stairs leading to the first floor, and a double-glazed window to the side aspect.

Lounge

13' 5" max x 12' max (4.09m max x 3.66m max)

Double-glazed window to the front aspect, radiator, and fireplace.

Kitchen

16' 11" max x 9' 1" max (5.16m max x 2.77m max)

Comprising: Matching wall and base units with complimentary work surface over. stainless steel sink with drainer unit, electric oven, induction hob, space for freestanding fridge / freezer, space for undercounter washing machine. There are two double-glazed windows to the rear aspect with lovely views across the garden. There is a short hallway with storage cupboard and door leading to the side garden.

Downstairs Wc

Comprising: WC and double-glazed window to the side aspect.

First Floor

Loft hatch and double-glazed window to the side aspect.

Bedroom One

11' 1" max x 12' 11" max (3.38m max x 3.94m max)

Double-glazed window to the front aspect and built-in storage.

Bedroom Two

13' 2" max x 8' 6" max (4.01m max x 2.59m max)

Bedroom Three

8' 5" max x 9' 4" max (2.57m max x 2.84m max)

Double glazed window to the front aspect.

Shower Room

Comprising; Corner shower cubicle, wash hand basin, WC, towel radiator and double glazed window to the rear aspect.

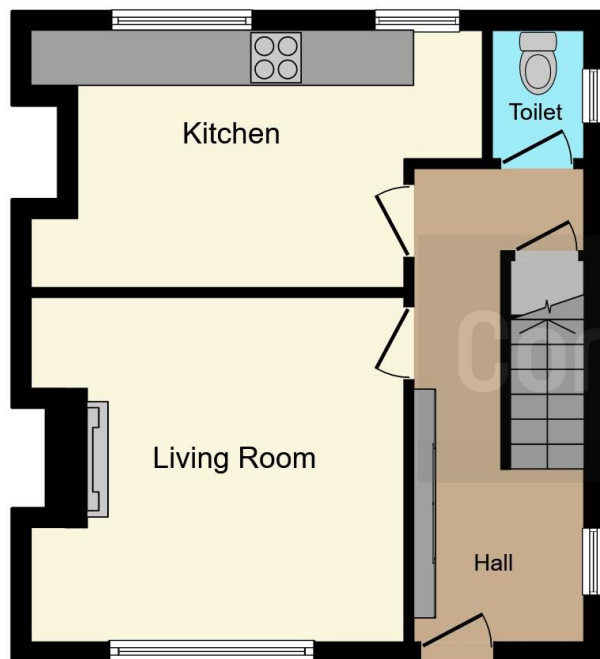
Outside

To the front of the property there is off street parking and a garden laid to lawn. To the rear is a large plot with potential to extend - subject to planning - with still retaining a sizeable garden area.

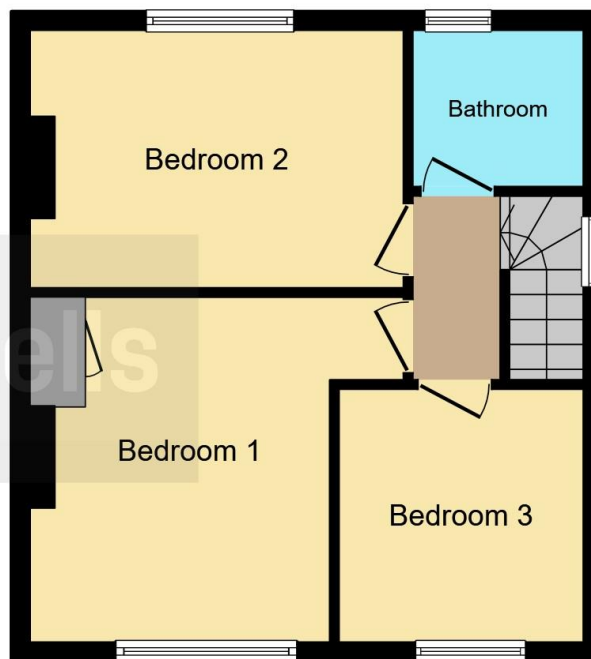
Agents Note

There is a small area to the side of the house that is owned by the National Grid who have confirmed they will sell the land to the new purchaser (and can provide a letter of intent for this) OR it can remain as part of the garden for the new purchaser, as it has done for the last 40+ years. There is a nominal £1 per year charge for this.





Ground Floor



First Floor

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

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EPC Rating: D

view this property online connells.co.uk/Property/PLK307103



Tenure: Freehold



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