



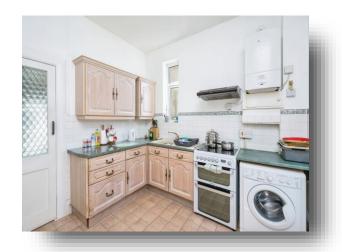


welcome to

Lyndhurst Road, Plymouth

*** POTENTIAL TO IMPROVE WITH NO CHAIN ***

A fantastic opportunity to purchase thie THREE bedroom, SEMI-DETACHED home with a DRIVEWAY, a CONSERVATORY and level REAR GARDEN. Offering SPACIOUS rooms through making this a FANTASTIC opportunity to renovate into the PERFECT FAMILY HOME. Call today!













Entrance Porch

Double glazed surround, door to the hallway.

Entrance Hall

Access to the lounge, kitchen, dining room, downstairs WC with a radiator and stairs to the first floor.

Lounge

16' 3" $\max x$ 14' 2" $\max (4.95 \text{m max } x$ 4.32m $\max)$ Double glazed window to front elevation, radiator and fireplace with surround.

Dining Room

11' 8" x 14' 4" (3.56m x 4.37m)

Double glazed window to rear elevation, radiator and fireplace.

Kitchen

9' 4" x 9' 8" (2.84m x 2.95m)

Wall and base units, worktop with sink. Space for a cooker, fridge freezer and washing machine. Door to the conservatory.

Conservatory

11' 2" x 8' 3" (3.40m x 2.51m)

Double glazed surround and door to the rear garden.

First Floor Landing

Access to all three bedrooms, shower room, WC and double glazed obscure window to side elevation.

Bedroom 1

16' 7" x 12' 4" (5.05m x 3.76m)

Double glazed window to front elevation and fireplace with surround.

Bedroom 2

14' 3" x 12' 4" (4.34m x 3.76m)

Double glazed window to rear elevation, radiator and fireplace with surround.

Bedroom 3

8' 8" x 8' 9" (2.64m x 2.67m)

Double glazed window to front elevation.

Shower Room

Shower cubicle with electric shower, vanity sink, radiator and obscure double glazed window to side and rear elevation.

Wc

WC, obscure double glazed window to rear elevation.

Front Garden

Gated entrance to the driveway and gate leading to the path to the front door with plant beds either side.

Rear Garden

A level rear garden, mostly laid to lawn with wall surround.



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





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Lyndhurst Road, Plymouth

- Potential To Improve
- No Onward Chain
- Three Bedrooms
- Semi-detached
- Driveway

Tenure: Freehold EPC Rating: D

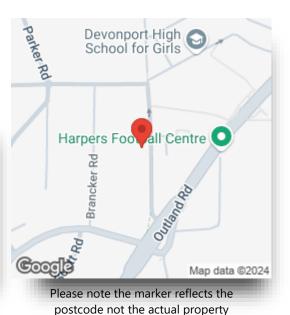
offers in the region of

£325,000









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Property Ref: MUP107913 - 0007 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01752 662777



MutleyPlain@fox-and-sons.co.uk



28 Mannamead Road, Mutley Plain, PLYMOUTH, Devon, PL4 7AA



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