





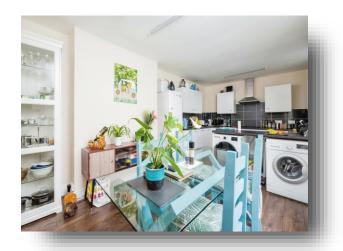




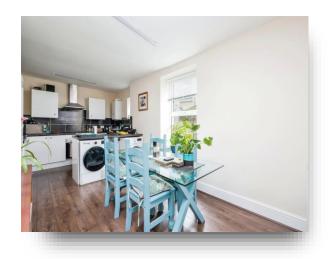
## welcome to

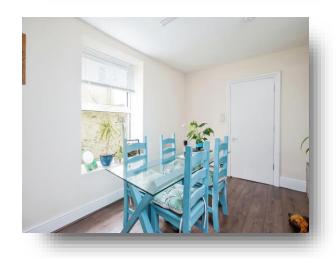
# **Hill Park Crescent, Plymouth**

HEAVENLY HILL PARK CRESCENT! PRICE: £270,000. A beautifully presented FOUR BEDROOM mid terrace property, plus recent redecoration and NO ONWARD CHAIN! In a highly central location this property ticks all the boxes! CALL NOW!

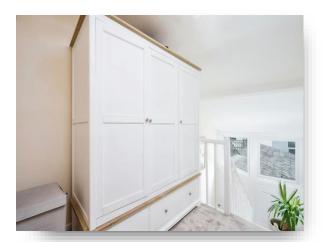












#### Lounge

15' 8" x 16' 7" ( 4.78m x 5.05m ) front facing upvc double glazed window, radiator, marble fireplace, ceiling rose.

## **Dining Room**

13' 4" x 13' 8" ( 4.06m x 4.17m ) rear facing upvc double glazed window, radiator.

#### Kitchen/Breakfast Room

20' x 10' 11" ( 6.10m x 3.33m )

two side facing upvc double glazed windows, radiator, fitted kitchen, matching wall and base units, work surface, tiling, induction hob and oven, cooker hood, stainless steel drainer sink, space and plumbing for a washing machine, gas central heating boiler.

#### **Bedroom One**

16' 6" x 20' 6" ( 5.03m x 6.25m )

two front facing upvc double glazed windows, ceiling rose, coving, radiator.

#### **Bedroom Two**

13' 5" x 13' 8" (  $4.09m \times 4.17m$  ) rear facing upvc double glazed window, radiator.

## **Bedroom Three**

9' 7" x 10' 8" ( 2.92m x 3.25m ) side facing upvc double glazed window, radiator.

#### **Shower Room**

side facing upvc double glazed window, radiator, wash hand basin low level WC, shower cubicle.

### **Second Shower Room**

side facing upvc double glazed window, radiator, wash hand basin low level WC, shower cubicle.

### **Bedroom Four**

12' 1" x 13' 10" ( 3.68m x 4.22m ) rear facing upvc double glazed window, radiator.



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





## welcome to

# Hill Park Crescent, Plymouth

- Mid Terraced House
- Four Bedrooms
- Two Large Reception Rooms
- Two Shower Rooms
- Modern Kitchen Diner

Tenure: Freehold EPC Rating: D

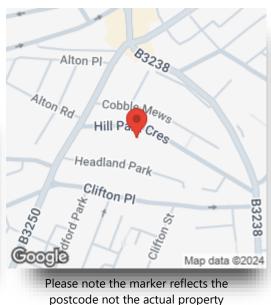
offers in the region of

£260,000









view this property online fox-and-sons.co.uk/Property/MUP108016



Property Ref: MUP108016 - 0002 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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





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