



# **Erlstoke Close, Plymouth PL6 5QP**



# welcome to

# Erlstoke Close, Plymouth

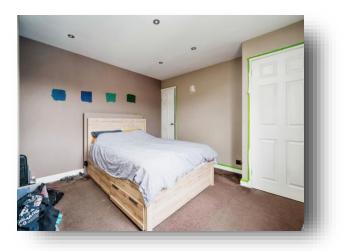
\*\*\* NO CHAIN \*\*\*

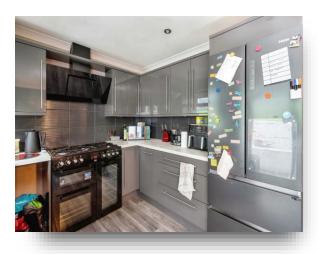
A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED property with a MODERN KITCHEN, low maintenance REAR GARDEN and GARAGE with a DRIVEWAY all within a CUL-DE-SAC location. Call Fox & Sons today to arrange your viewing!!!













#### **Entrance Hall**

Door to the main bedroom, with a radiator and stairs leading to the landing.

#### Bedroom 1

11' 8" max x 12' 5" max ( 3.56m max x 3.78m max ) Double glazed window to front elevation, radiator and storage cupboard.

#### Landing

Access to bedrooms 2 and 3, bathroom, lounge with loft access.

#### Bedroom 2

11' 7" max x 8' 7" max ( 3.53m max x 2.62m max ) Double glazed window to front elevation, radiator and storage cupboard.

#### Bedroom 3

8' 5" x 9' (2.57m x 2.74m) Double glazed window to rear elevation and radiator.

#### Lounge

16' 9" max x 10' max ( 5.11m max x 3.05m max ) Double glazed window to front elevation, radiator, fireplace with surround, wall radiator and access to the kitchen.

#### Kitchen

15' 11" max x 8' 11" max ( 4.85m max x 2.72m max ) A modern kitchen with wall and base units, integrated dish washer and washing machine, space for a fridge freezer and double glazed window to rear elevation and sliding doors to the rear garden.

### **Rear Garden**

A low maintenance westerly facing rear garden with plenty of decking seating area with a fence 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





## welcome to

# **Erlstoke Close, Plymouth**

- Three Bedrooms
- No Chain
- Garage & Driveway
- Cul-de-sac
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

offers in the region of

£285,000





# view this property online fox-and-sons.co.uk/Property/MUP107992



Property Ref: MUP107992 - 0006 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.

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Please note the marker reflects the postcode not the actual property

fox & sons



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