



**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.



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## **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

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MUP107992 - 0008

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