



Asking Price £215,000

Discover a fantastic opportunity to purchase this beautifully refurbished two-bedroom terraced property, situated in the popular location of Elford Crescent, Plympton. Perfect as an ideal first home or a buy-to-let investment, this property has undergone an extensive refurbishment program, including complete internal re-plastering, a new kitchen, a new bathroom, and new flooring throughout, too name a few of its improvements. The property offers bright and inviting living accommodation starting with an entrance hall that leads to a modern fitted kitchen/diner, ideal for entertaining. The spacious lounge features sliding doors that open to the rear garden, providing a lovely space for relaxation and outdoor enjoyment. On the first floor, you will find two well-appointed bedrooms and a modern, contemporary bathroom, offering comfortable and stylish living spaces. Additional benefits include gas central heating, double glazing, front and rear gardens, and a garage located in a nearby block. The property is offered to the market with no onward chain, ensuring a smooth and straightforward purchasing process. This beautifully refurbished property in Elford Crescent presents a unique opportunity to secure a lovely home in a sought-after area. Don't miss the chance to make this delightful house your new home or investment.

novahomes

Established 2008

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Elford Crescent, Plympton, PL7 4BU

Accommodation Comprises

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Entrance Hall

Kitchen/Diner 4.25m (13'11") x 1.61m (5'3")

Lounge 3.74m (12'3") x 3.1m (10'2")

First Floor

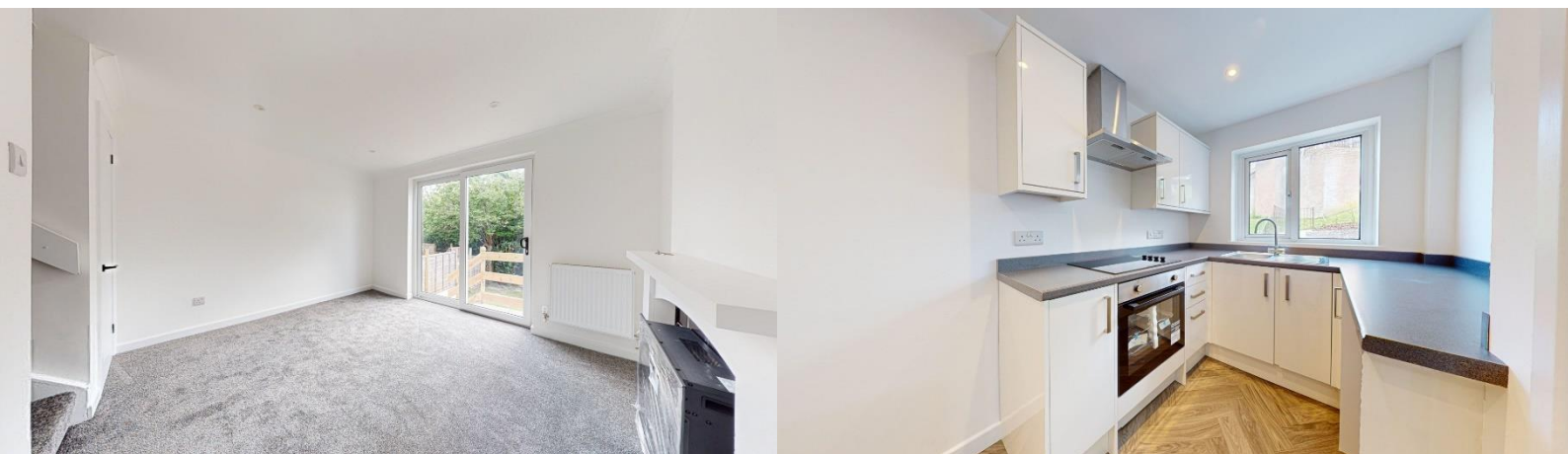
Bedroom One 3.75m (12'4") x 3.1m (10'2") Into Recess

Bedroom Two 4.25m (13'11") x 1.61m (5'3")

Bathroom

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

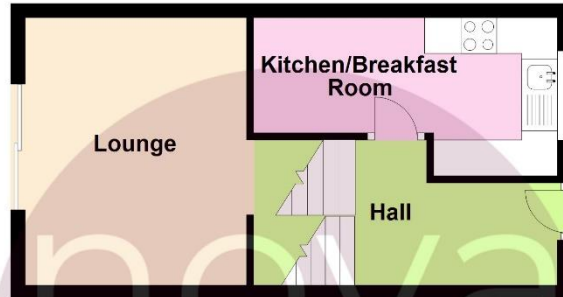






Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 Plus)		89
	B (81-91)		
	C (69-80)	70	
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

