

# clever



## 75 Ladysmith Road

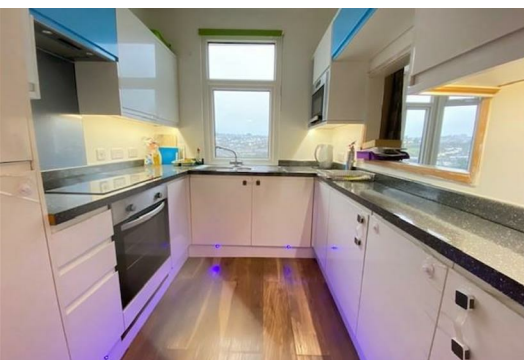
, Plymouth, PL4 7NN

**Offers in excess of £300,000**



\*\*\*STUNNING 1930'S SEMI-DETACHED HOME OFFERED FOR SALE WITH NO ONGOING CHAIN - DELIGHTFUL GARDENS AND VIEWS\*\*\*

Ladysmith Road nestles in the heart of the city giving easy access to a wealth of local amenities and local transport links. The spacious, light and versatile accommodation spans three storey's comprising on the ground floor Entrance Hall, recently re-decorated Living Room, separate Dining Room with delightful far reaching views, modern fitted Kitchen with a range on integrated appliances. Situated on the lower ground floor is an additional double Bedroom, useful Utility Room, modern Shower Room and Storage area's ripe for conversion into additional living space. The first floor comprises three generous Bedrooms and a superb four piece modern Bathroom suite. This delightful property must be viewed to be appreciated. EPC D. Council Tax Band C.



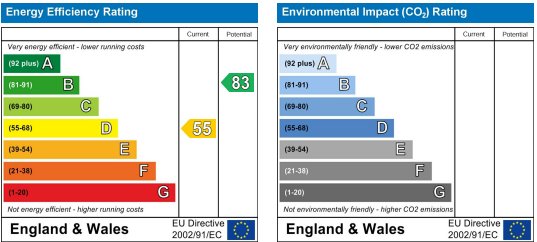
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.