



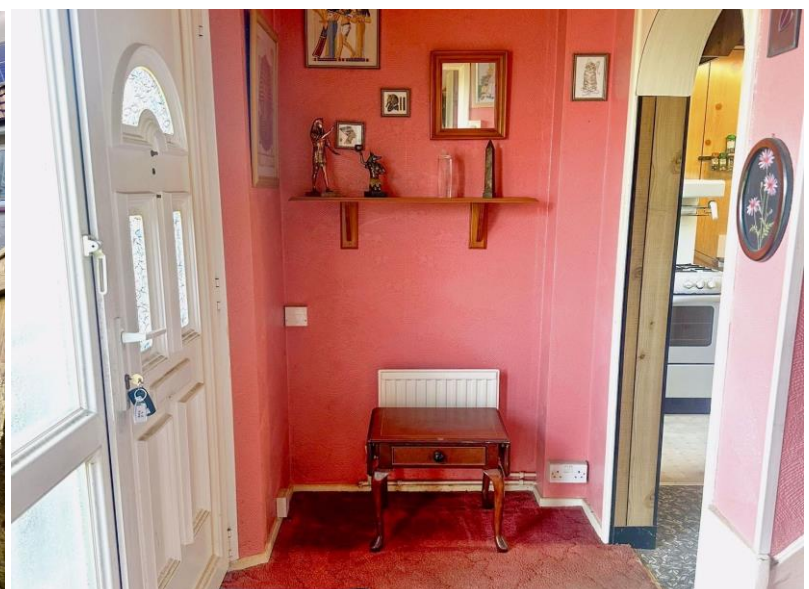
# Falcon

01752 600444

## 54 Croydon Gardens

Ernesettle, Plymouth, PL5 2RQ

Guide Price £140,000 - £150,000







## In Brief

**A lovely 2 double bedroomed family home in need of updating / modernisation.**

<b>Reception Rooms</b>	Large living room plus separate diner	<b>Parking</b>	On street parking
<b>Bedrooms</b>	2 double bedrooms	<b>Council Tax</b>	A
<b>Heating</b>	Gas central heating		
<b>Area</b>	700sq ft		
<b>Tenure</b>	Freehold		

## Description

Located in this established residential area is this spacious 2 double bedroomed terraced family home in need of updating and modernisation which is in the style that is commonly known as a 'Dolly house'. The property has literally been lived in by the same family since it was built in 1952 being subsequently bought off the council in 1993.

Off the entrance hallway you have a dining room that leads through to the kitchen. Often owners open these two rooms up into one to create a fabulous modern kitchen / diner. The living room is a good size with windows to the front and the rear.

Off the first floor landing there are two double bedrooms and a bathroom fitted with a white suite that has an electric shower fitted over the bath. The property comes with gas central heating and upvc double glazing. Outside to the rear is a lovely enclosed garden with a patio area and a path that leads up the sloping garden to the top. A great sunny aspect. A super, honest family home that will definitely make a wonderful home for the next family.

**Need A Mortgage?**

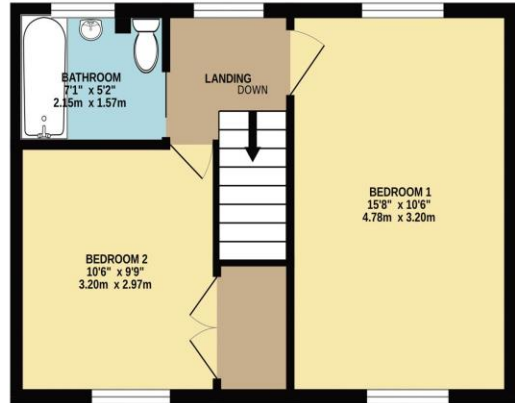
**Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

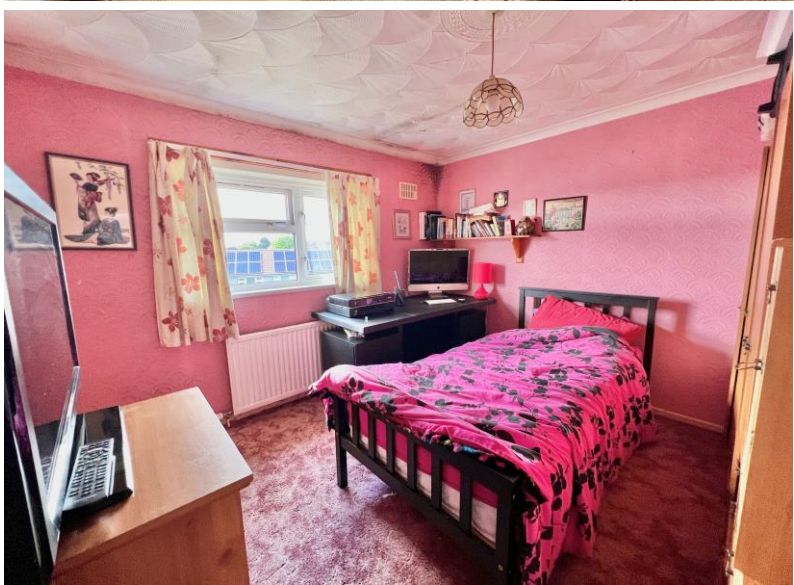


1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

