

**Highbury Crescent, Plymouth PL7 4HB**

**welcome to**

**Highbury Crescent, Plymouth**

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

This two bedroom semi-detached bungalow offers superb potential, featuring a spacious loft room, en-suite to the main bedroom, a large rear garden, driveway for 3+ cars and a garage.



### Entrance Porch

Door access to the hallway, storage cupboard housing gas and electrics.

### Entrance Hall

Door access to bedroom 1,2, lounge, bathroom and kitchen. Stairs to the first floor. A radiator located in the hallway.

### Bedroom 1

Double glazing and fitted blind to the front elevation, radiator and access to the en-suite.

### En-Suite

Shower, sink, radiator, extractor fan, wc and double glazing with fitted blinds to the side elevation.

### Bedroom 2

Double glazing to the front and a radiator.

### Bathroom

Obscure double glazing to the side elevation, bath and overhead shower, sink, radiator and wc.

### Lounge

Radiator, open fireplace, electric fire, sliding door to the conservatory.

### Conservatory

Double glazing and door to the garden.

### Kitchen

Integrated cooker, microwave and hob. Double glazing to the side and rear elevations, storage cupboards and a radiator.

### Utility Room

Double glazing to the rear and door to the garden, space for appliances.

### Loft Landing

Access to a shower room and office space

### Office

Sink, double glazing to the rear and radiator.

### Shower Room

Shower, sink, wc and radiator.

### Rear Garden

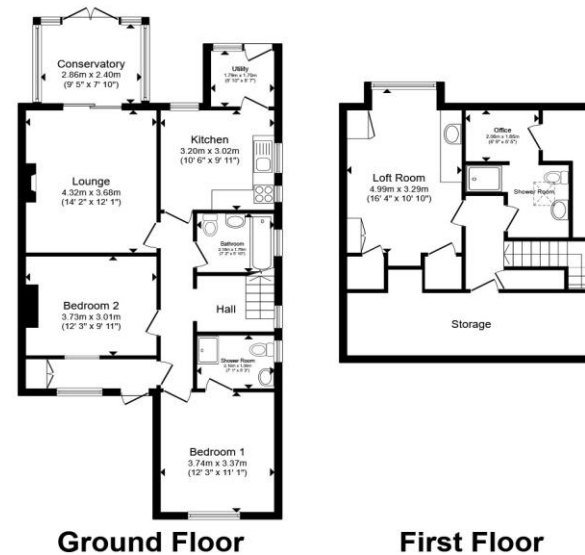
Access to the garage, side access gate, garden room, lawn and patio.

### Garage

Power and lighting

### Front Garden

Paved drive.



Total floor area 134.4 m<sup>2</sup> (1,447 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Highbury Crescent, Plymouth

- Great Investment Opportunity
- No Chain
- Two Double Bedrooms
- Main Bedroom With Ensuite
- Large Loft Room With A Shower, Sink Plus Office Area

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in the region of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP104614 - 0004

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