



Connells

Kipling Gardens  
Plymouth



## Property Description

Nestled within the sought-after location of Crownhill is the exciting opportunity to acquire this well-presented two bedroom mid-terrace home. Benefiting from two double bedrooms, lounge, dining room, kitchen, bathroom, W.C, rear garden and easy on-street parking.

Located in Crownhill, close to host of local amenities such as shops and restaurants, local parks, well-regarded schools and provides easy access to the A38 and main transport links.

As you enter this home, you have a spacious lounge which flows effortlessly into a separate dining area, followed by a well-appointed kitchen with matching wall and base units and direct access to the rear garden.

Continuing the good condition of this property, on the first floor you will find two good-sized double bedrooms with the primary bedroom benefiting from built-in storage space, a family bathroom comprising bath with overhead shower and hand basin with a separate W.C.

Externally, this property benefits from a gated low-maintenance, well-maintained rear garden, perfect for enjoying in the summer months, and offering quick and easy access to the off-street parking.

This property is a perfect opportunity for a first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

13' x 11' 9" ( 3.96m x 3.58m )

### Dining Room

8' 11" x 8' 7" ( 2.72m x 2.62m )

### Kitchen

10' 1" x 8' 10" ( 3.07m x 2.69m )

## First Floor

### Bedroom One

15' x 8' 9" ( 4.57m x 2.67m )

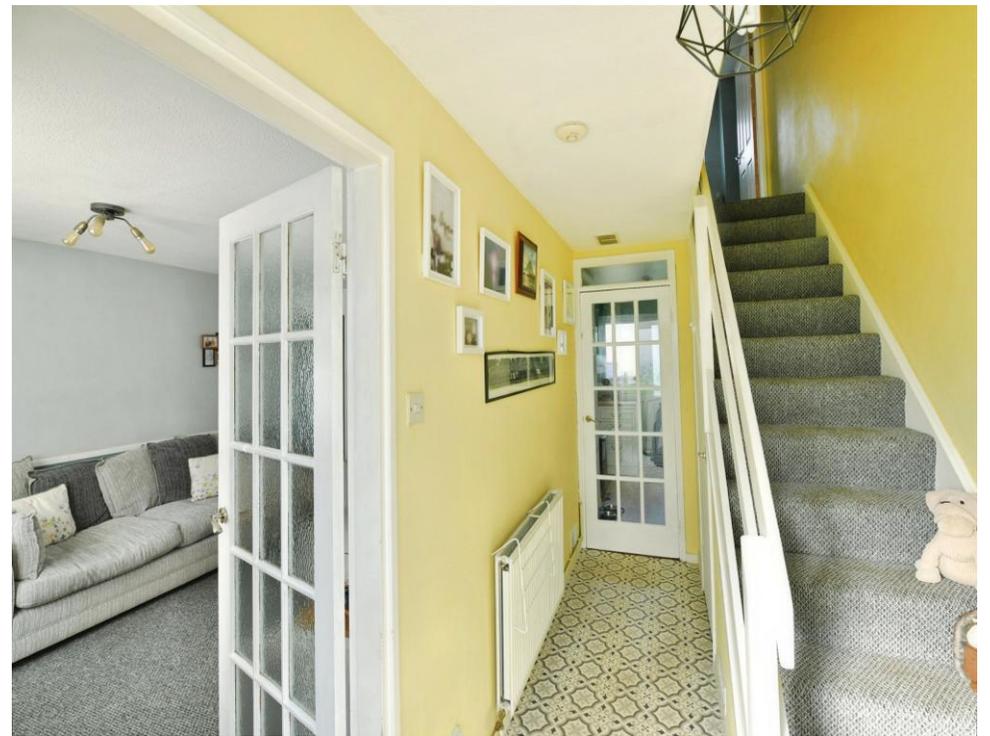
### Bedroom Two

12' 10" x 9' 9" ( 3.91m x 2.97m )

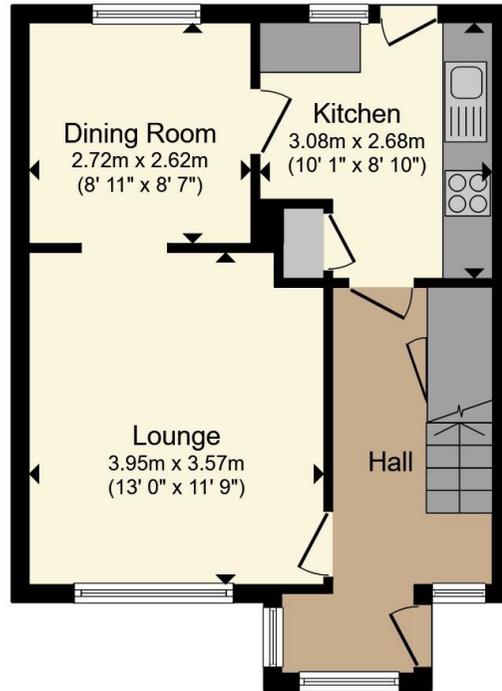
### Bathroom

### W.C.

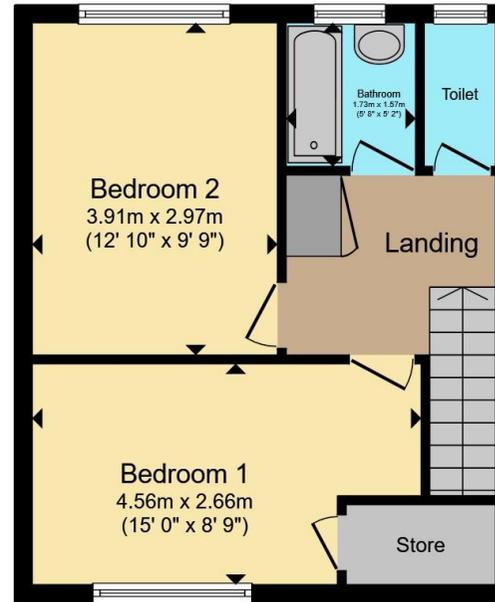








**Ground Floor**



**First Floor**

Total floor area 77.5 m<sup>2</sup> (834 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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EPC Rating: Council Tax  
Awaited Band: A

Tenure: Freehold

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