



4 Hogarth Walk

Elburton, Plymouth, PL9 8ET

£250,000



Located in the ever popular Elburton residential area, is this 3-bedroom semi-detached property which needs complete updating and renovation. It is being sold with no onward chain and has accommodation comprising a lounge, separate dining room and kitchen downstairs, whilst upstairs are 3 bedrooms and a bathroom. It has double-glazing and warm air central heating. There are level overgrown gardens to the front and rear together with a garage in an adjacent bloc.



HOGARTH WALK, ELBURTON, PL9 8ET

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Cupboard housing the warm air central heating unit.

KITCHEN 8'4" x 8'6" (2.55 x 2.60)

Range of eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with a mixer tap. Space for washing machine. Space for a cooker. Cupboard housing the gas multi-point boiler. Double-glazed window to the front elevation. Doorway leading to the dining room.

DINING ROOM 11'6" x 7'11" (3.52 x 2.42)

Window to the front elevation. Doorway leading to the lounge.

LOUNGE 16'11" x 12'9" at widest points (5.17 x 3.90 at widest points)

2 double-glazed windows to the rear elevation. Wall-mounted gas fire. Doorway returning to the hallway.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard housing the Fortic tank.

BEDROOM ONE 16'10" x 8'5" (5.14 x 2.57)

2 double-glazed windows to the front elevation.

BEDROOM TWO 9'6" x 9'1" excl door recess (2.90 x 2.77 excl door recess)

Double-glazed window to the rear elevation.

BEDROOM THREE 9'11" x 7'1" (3.03 x 2.17)

Double-glazed window to the rear elevation.

BATHROOM 6'5" x 6'4" (1.97 x 1.95)

Coloured suite comprising a bath with a shower unit over, sink unit and a low level toilet. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property is an overgrown lawned area with a path and gate leading down the side of the property. A path leads down through to the rear. The rear garden is enclosed by timber fencing and is mainly laid to lawn with a paved area adjacent to the rear of the property. There is a mature tree and a dilapidated shed.

GARAGE

Located in an adjacent bloc of garages.

COUNCIL TAX

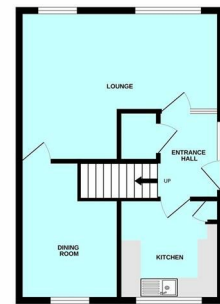
Plymouth City Council
Council tax band C

Area Map

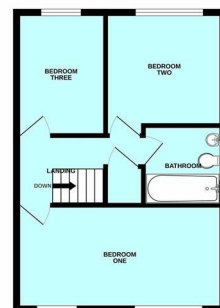


Floor Plans

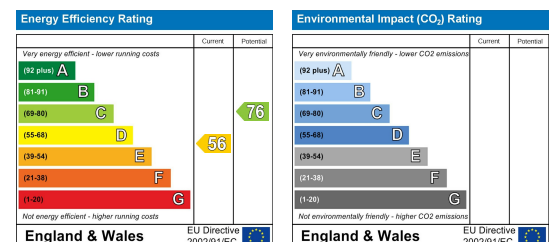
GROUND FLOOR



1ST FLOOR



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.