



9 Fortescue Place, Hartley, Plymouth, PL3 5HT



## Offers Over £250,000

Lang Town and Country are pleased to offer this three-bedroom mid-terraced house in a popular residential area. Situated in a cul-de-sac location, close to all local amenities such as local shops, parks, and schools, including Compton Primary school.

This three-bedroom terraced house presents a fantastic project for buyers looking to put their own stamp on a property. Requiring work and modernisation, the house offers generous proportions and plenty of potential to create a wonderful family home or investment.

The ground floor accommodation comprises an entrance hall, a living room, a separate dining room and a kitchen/breakfast room, providing a flexible layout with scope to reconfigure or extend, subject to the necessary consents.

To the first floor are three well-proportioned double bedrooms and a shower room.

Externally, the property benefits from on-street parking and a particularly good-sized rear garden. Currently a blank canvas, the garden offers an excellent opportunity to create an attractive outdoor space tailored to your own tastes.

Offered to the market with no onward chain, this property is ideal for buyers seeking a rewarding renovation project with plenty of potential.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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