



**Erle Gardens, Plymouth PL7 1NZ**

**welcome to**

**Erle Gardens, Plymouth**

A PERFECT WAY TO START YOUR YEAR!

A brilliant opportunity to purchase a THREE BEDROOM TERRACED HOME in PLYMPTON! Well presented and well portioned, this HOME could be yours. Call Fox & Sons TODAY to book your viewing!



### **Entrance Hallway**

Door to the lounge, kitchen/diner and stairs to the first floor.

### **Lounge**

20' 8" max x 11' max ( 6.30m max x 3.35m max )

A spacious lounge with a double glazed window to front elevation, two radiators, gas fireplace with surround and sliding door to the rear garden.

### **Kitchen/Diner**

20' 7" max x 9' 8" max ( 6.27m max x 2.95m max )

Wall and base grey gloss unit kitchen with plenty of storage and worktop space, with space for an undercounter fridge, washing machine and cooker. Additional understair storage, space for a dining table and a double glazed window to front elevation and door to rear garden.

### **First Floor Landing**

Access to all three bedrooms and bathroom, two storage cupboards and loft access.

### **Bedroom 1**

11' 1" max x 11' 1" max ( 3.38m max x 3.38m max )

Double glazed window to front elevation, radiator and storage cupboard.

### **Bedroom 2**

14' 2" max x 9' 2" max ( 4.32m max x 2.79m max )

Double glazed window to rear elevation, radiator and storage cupboard.

### **Bedroom 3**

11' 8" x 6' 7" ( 3.56m x 2.01m )

Double glazed window to front elevation and radiator.

### **Bathroom**

A bath with electric shower, vanity WC unit and two double glazed obscure windows to rear elevation.

### **Rear Garden**

A spacious rear garden with an outdoor shed and two tiers offering plenty of outdoor space!



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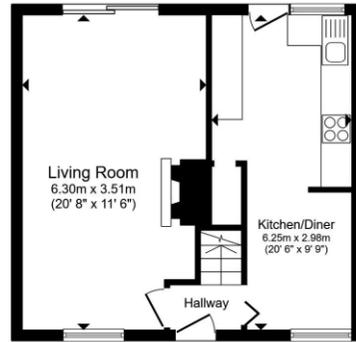


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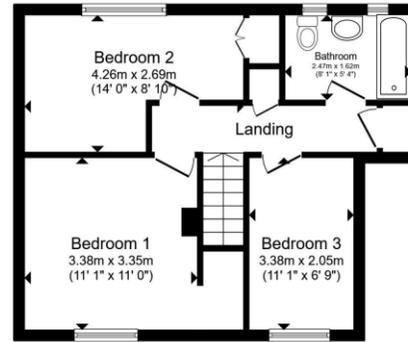
## Erle Gardens, Plymouth

- Family Home
- Well Presented
- Gas Central Heating
- Double Glazing
- Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: A



Ground Floor



First Floor

offers in excess of

**£220,000**

Total floor area 82.4 m<sup>2</sup> (887 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)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP104490 - 0007

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