



29 Salcombe Road, Lipson, Plymouth, Devon, PL4 7NE

£300,000

Located on a popular avenue close to Freedom Fields Park and within easy reach of Mutley Plain, North Hill, the University and Plymouth City Centre (approximately one mile away), this imposing Victorian mid-terrace residence is beautifully presented throughout and is a true credit to the current owners.

The property has recently had a newly fitted kitchen and bathroom.

The spacious and characterful accommodation begins with an entrance vestibule leading into a welcoming hallway. The sitting room is both elegant and inviting, featuring a log burner as a focal point and sliding doors opening through to the dining room, creating a wonderful space for both everyday living and entertaining. To the rear, the modern fitted kitchen is finished with a range of stylish gloss units, butcher's block work surfaces, integrated appliances and wood laminate flooring.

On the first floor are three well-proportioned bedrooms, comprising two doubles and a single. The attractive family bathroom is fitted with a contemporary white four-piece suite, including a double walk-in shower, panelled bath, vanity wash hand basin and low-level WC.

Externally, the property enjoys an enclosed rear garden designed for low maintenance, featuring artificial grass, decking, and an external storage cupboard housing the boiler, along with access to the rear service lane.

Perfectly positioned for professionals, families, or investors alike, this impressive home combines period charm with modern finishes in a highly convenient location.



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





TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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