



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£230,000 FREEHOLD

A delightful three double bedroom period property boasting character features, a good sized modern kitchen/breakfast room, 2 reception rooms and a spacious bathroom

LIPSON ROAD, LIPSON, PLYMOUTH

EPC – D



PROPERTY DETAILS

A charming three double bedroom terraced period property situated in a convenient and popular residential area. Boasting character features from the moment you enter the property, modern upgrades and has been thoughtfully redecorated by the current owner to create a welcoming home, ready for its new owners to move straight in. The property is within easy reach of the City Centre, local amenities, schools and parks including the well-known Freedom Fields Park.

Located on ground floor there is an entrance vestibule and entrance hall, both with stunning character features, with the addition of two good sized reception rooms and a modern fitted kitchen/breakfast room, giving access to an enclosed courtyard garden and outside W.C. On the first floor level there are three double bedrooms, the master bedroom being a fantastic size and a large family bathroom. There is also double glazing and central heating fitted within this property.

COUNCIL TAX BAND – B

Solid wood door to;

ENTRANCE VESTIBULE

With wood panelled walls to dado height and inset Victorian tiling. Door to;

ENTRANCE HALL

Spacious entrance hall with attractive stripped wood flooring, staircase to first floor with wooden balustrade and storage cupboards under, radiator, stripped wood doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE

14'6 into bay x 12'5 (4.42m x 3.79m)

Ornate fire surround with inset gas fire, panelled radiator, ornate coving to ceiling, UPVC double glazed bay window to front elevation.

DINING ROOM

11'10 x 10'6 (3.61m x 3.22m)

Ornate fire surround with inset Victorian style fireplace, stripped wood flooring, panelled radiator, UPVC double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM

17'6 x 11'1 (5.35m x 3.37m)

Updated by the current owner in recent years. Well fitted with a range of modern grey shaker style base and eye level storage cupboards with wood worksurfaces, inset Belfast sink with mixer tap and adjacent recess areas with plumbing for dishwasher and washing machine, integrated oven and four burner gas hob with extractor canopy over, cupboard housing wall mounted gas boiler providing hot water and central heating (serviced January 2025), panelled radiator, breakfast bar, ceiling downlighters, a dual aspect room with UPVC double glazed windows to side and rear elevation with adjacent UPVC double glazed French doors providing access to the rear courtyard.

FIRST FLOOR

LANDING

With access to a partly boarded and insulated loft space, dado rail. Strip wood doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

16'9 x 14'4 into bay (5.11m x 4.39m)

Panelled radiator, picture rail, coving to ceiling, UPVC double glazed bay window and adjacent matching window to front elevation.

BEDROOM TWO

11'9 x 9'9 (3.59m x 2.99m)

Panelled radiator, picture rail, UPVC double glazed window to rear elevation.

BATHROOM

Having been replaced by the current owner 2 years ago. A modern white suite comprising double ended panelled bath with central mixer tap and shower attachment, corner glazed and tiled shower cubicle, pedestal wash hand basin, low level WC, ceiling downlighters, extractor fan, heated towel rail, ceramic tiled flooring, UPVC double glazed window to side elevation.

BEDROOM THREE

11'0 x 7'0 (3.35m x 2.14m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with seating area and useful outside WC with fitted wash hand basin. A pedestrian gate provides access onto the rear service lane.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.




GROUND FLOOR
APPROX. 71,000
AREA 807 SQ. FT.
(75.4 SQ. M.)

FIRST FLOOR
APPROX. 71,000
AREA 403 SQ. FT.
(37.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 1,211 SQ. FT. (112.8 SQ. M.)

Made with PlanSpace 2.0.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

 Follow us on Instagram & Facebook -
swiftestateagents

