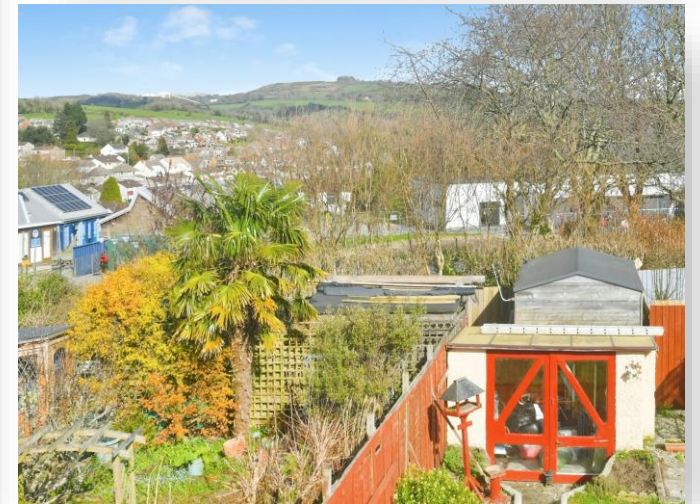




Highbury Crescent, Plymouth PL7 4HB

welcome to

Highbury Crescent, Plymouth

*** NO CHAIN ***

This two bedroom semi-detached bungalow offers superb potential, featuring a spacious loft room, en-suite to the main bedroom, a large rear garden, driveway for 3+ cars and a garage.



Entrance Porch

Door access to the hallway, storage cupboard housing gas and electrics.

Entrance Hall

Door access to bedroom 1,2, lounge, bathroom and kitchen. Stairs to the first floor. A radiator located in the hallway.

Bedroom 1

Double glazing and fitted blind to the front elevation, radiator and access to the en-suite.

En-Suite

Shower, sink, radiator, extractor fan, wc and double glazing with fitted blinds to the side elevation.

Bedroom 2

Double glazing to the front and a radiator.

Bathroom

Obscure double glazing to the side elevation, bath and overhead shower, sink, radiator and wc.

Lounge

Radiator, open fireplace, electric fire, sliding door to the conservatory.

Conservatory

Double glazing and door to the garden.

Kitchen

Integrated cooker, microwave and hob. Double glazing to the side and rear elevations, storage cupboards and a radiator.

Utility Room

Double glazing to the rear and door to the garden, space for appliances.

Loft Landing

Access to a shower room and office space

Office

Sink, double glazing to the rear and radiator.

Shower Room

Shower, sink, wc and radiator.

Rear Garden

Access to the garage, side access gate, garden room, lawn and patio.

Garage

Power and lighting

Front Garden

Paved drive.



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welcome to

Highbury Crescent, Plymouth

- Great Investment Opportunity
- No Chain
- Two Double Bedrooms
- Main Bedroom With Ensuite
- Large Loft Room With A Shower, Sink Plus Office Area

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



Total floor area 134.4 m² (1,447 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

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offers in the region of
£280,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104614



Property Ref:
PYP104614 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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