



30 Croydon Gardens, Ernesettle, Plymouth, Devon, PL5 2RH

Price £180,000



Offered to the market with no onward chain, this two-bedroom end-of-terrace home presents an exciting opportunity for buyers looking to create a home of their own. Requiring a degree of updating the property offers plenty of scope for improvement and personalisation, making it an appealing property for those keen to unlock its full potential.

Located in the popular residential area of Ernesettle which is known for its community feel and within walking distance to the shopping parade, local pub and various walks along Ernesettle Creek.

Stepping inside, the entrance hallway leads through to a well-proportioned kitchen/diner, offering ample space for both cooking and dining and providing a natural hub for everyday life. Alongside this sits a separate lounge, a generous reception room with views towards the garden. The existing ground-floor layout provides a practical starting point while offering plenty of inspiration for anyone considering a more contemporary finish.

Upstairs, the landing gives access to two bedrooms and the shower room. The principal bedroom is particularly generous, while the second bedroom is also a comfortable size and could work equally well as a guest room or child's bedroom. A useful built-in cupboard provides additional storage.

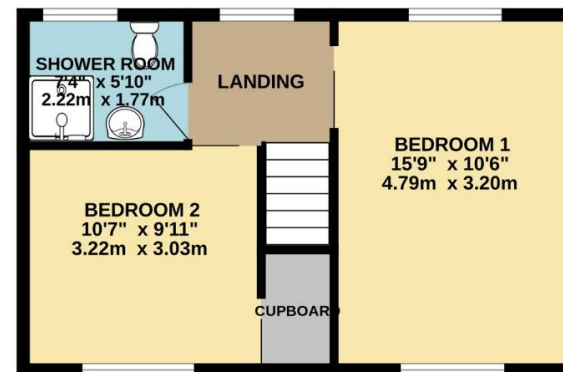
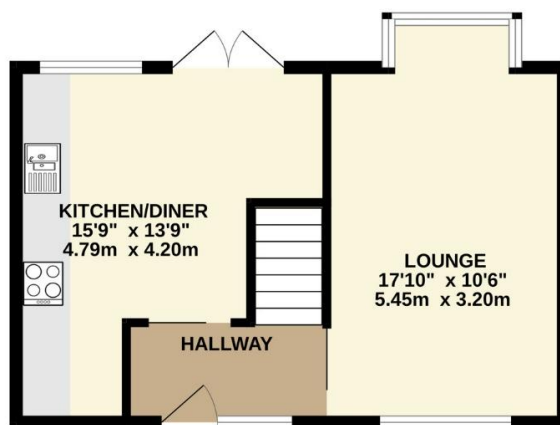
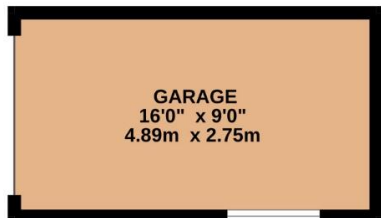
Outside, the home enjoys gardens to both the front and rear, predominantly laid to lawn and patio, providing pleasant spaces in which to sit, entertain or simply enjoy the outdoors. Adding considerably to the appeal is the rarity of a single garage together with an off-road parking space – valuable features for an end-of-terrace property.

With approximately 920 sq. ft. of overall floor area including the garage, generous room proportions and plenty of potential, this is a home ready for its next chapter. While modernisation is required throughout, that is very much part of its appeal: an opportunity to update, reimagine and create a property tailored to individual tastes, all with the added convenience of no onward chain.



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





TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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