



Asking Price £230,000

Introducing a fantastic opportunity to acquire a versatile three/four bedroom end terrace family home, nestled in the sought-after location of Queens Road, Lipson, this residence offers convenience, space, and panoramic views of the local area. Boasting a prime location close to local amenities and Plymouth City Centre, this property ensures effortless access to all necessities. Offered to the market with no onward chain, it presents a seamless transition into a new chapter of comfortable living. Step inside to discover well-proportioned living accommodation spread over two floors. The ground floor greets you with a welcoming lounge featuring a bay window, offering a bright and inviting atmosphere. Adjacent, a dining room doubles as a potential fourth bedroom, providing flexibility to suit your lifestyle. The kitchen/diner delights with dual aspect windows, bathing the space in natural light and offering captivating views over the city.

novahomes

Established 2008

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Queens Road, Lipson, PL4 7PL

Accommodation Comprises

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Ascending to the first floor, you`ll find three bedrooms, each providing a peaceful sanctuary for relaxation. The third bedroom enjoys the luxury of an en suite shower room, enhancing privacy and convenience for occupants. A family bathroom completes this level, ensuring comfort for the entire household.

Ascend further from the first floor landing to discover a hidden gem – a roof terrace offering panoramic views over the city. Whether for morning coffee or evening gatherings, this space promises memorable moments.

Additional benefits of this property include gas central heating, double glazing, and an enclosed low-maintenance rear garden, perfect for outdoor enjoyment and relaxation.

Don` t miss the opportunity to make this Queens Road residence your new home

GROUND FLOOR

Entrance Vestibule

Entrance Hall

Lounge 4.09m (13'5") x 3.72m (12'2")

Dining Room/Bedroom Four 4.07m (13'4") x 3.55m (11'8")

Kitchen/Diner 4.75m (15'7") x 3.21m (10'6")

FIRST FLOOR

Bedroom One 3.69m (12'1") Plus Bay x 3.25m (10'8")

Bedroom Two 4.09m (13'5") x 3.25m (10'8")

Bedroom Three 3.15m (10'4") Max x 2.34m (7'8")

En Suite Shower Room

Bathroom

Roof Terrace

Viewing Arrangements

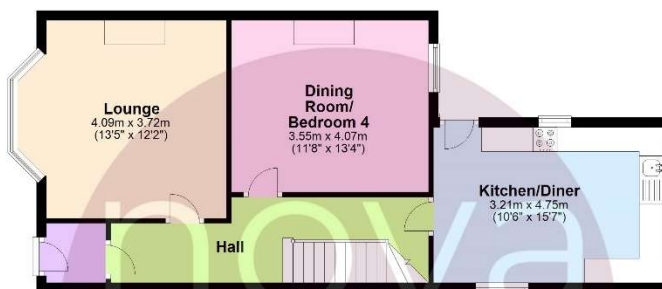
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

