

260 Austin Crescent | Eggbuckland | Plymouth | PL6 5QT

In Region Of £230,000

A modern town house, situated within Eggbuckland.

Upon inspection, you will find an entrance hall, with downstairs WC, stairs lower ground floor, bedroom four/study, lounge with stairs to first floor. The lower ground floor offers a large living, family kitchen with access to the rear garden, The first floor offers a landing, three bedroom and family bathroom with four piece suite.

Outside is a patio area with further area laid to AstroTurf, being enclosed by fencing and enjoying a westerly aspect.

- Modern End Terrace House
- Four Bedrooms
- Upvc Double Glazing
- Gas Central Heating System
- Spacious Reception Rooms
- Enclosed Rear Garden
- Flexible Accommodation
- Far Reaching View



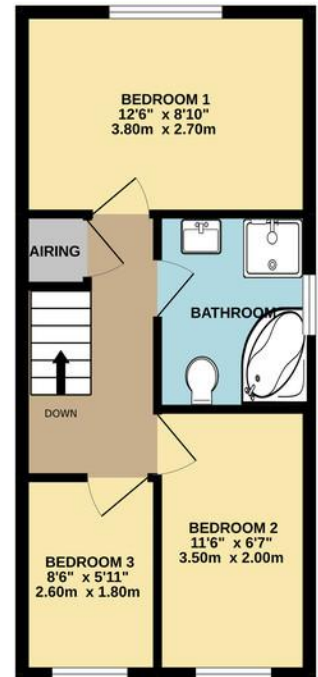
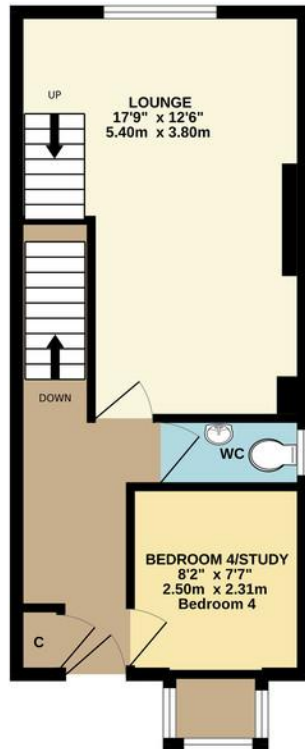
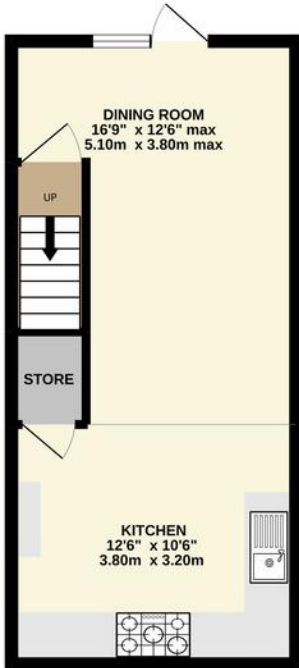
LOWER GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements