



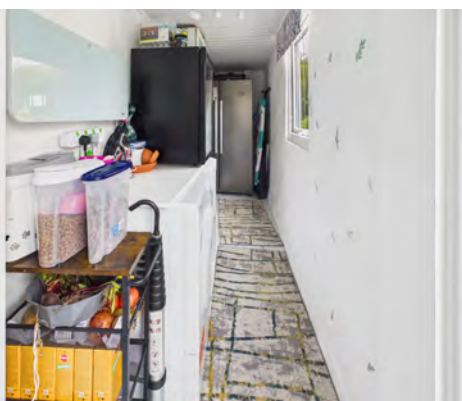
Bond
Oxborough
Phillips

Changing Lifestyles

45 Dryburgh Crescent
Plymouth
PL2 2NU



Offers IEO - £230,000



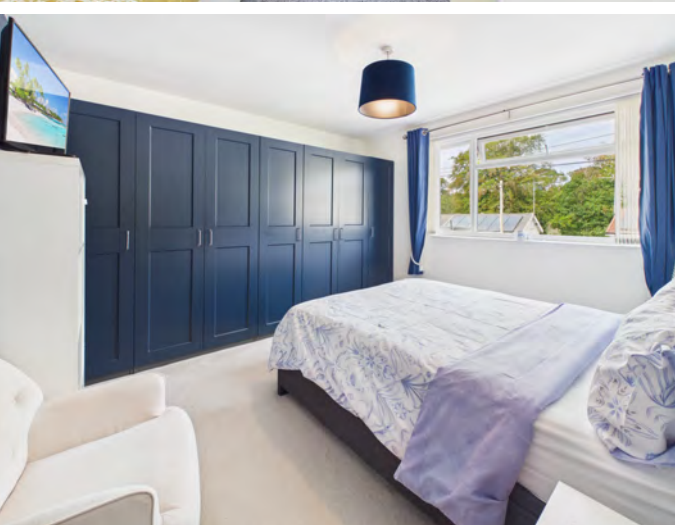
Changing Lifestyles

01822 600700

45 Dryburgh Crescent, PL2 2NU



- Offering Three Bedrooms
- Semi-Detached
- Resin Driveway
- Rear Garden with Decking Area
- Newly Constructed Roofs
- UPVC Windows Throughout
- Well Maintained Gas Combi Boiler
- Tastefully Decorated
- Sought After Location
- Council Tax Band-A
- EPC-D



Searching for a great home for your family? This one may check off all your boxes. Improved and maintained by the current owners, this semi-detached property is located in a prime area close to local amenities, nature reserves, and schools.

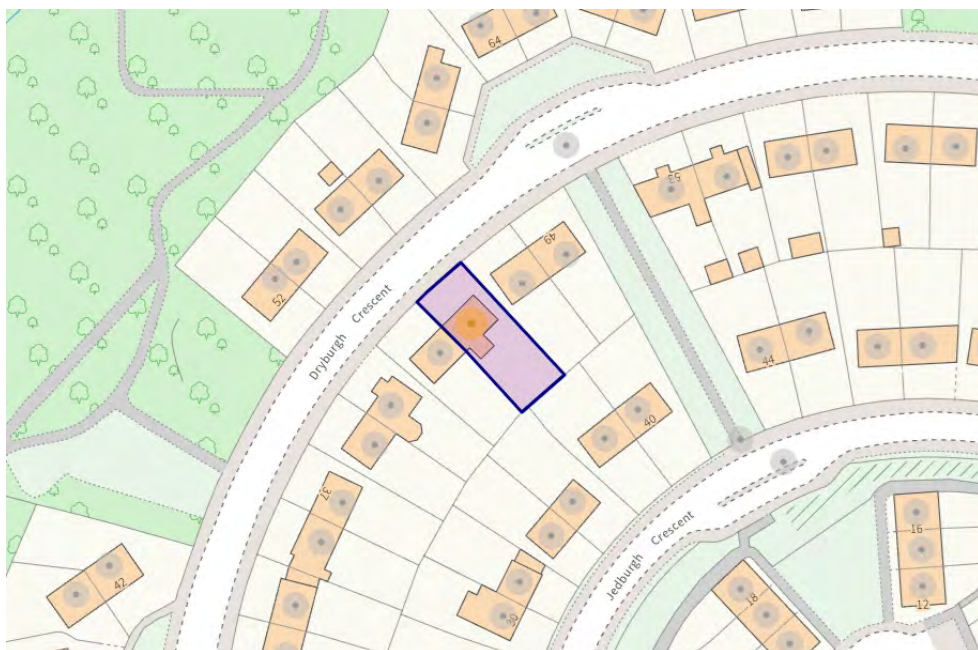
Featuring gas central heating and UPVC double glazing, the inviting accommodation includes an entrance hall, generous living room, separate dining room, sunroom leading to the garden, a contemporary and high-quality kitchen, downstairs cloakroom and utility room, three generously sized bedrooms, and a modern shower room.

Outside, the house provides ample off-road parking with the resin driveway, side access to the landscaped garden with patio seating area, lawns with borders, a raised decked seating area, and timber-built potting shed. The property has also benefited from new roofs incorporating the house, the utility room and the sunroom.

Changing Lifestyles

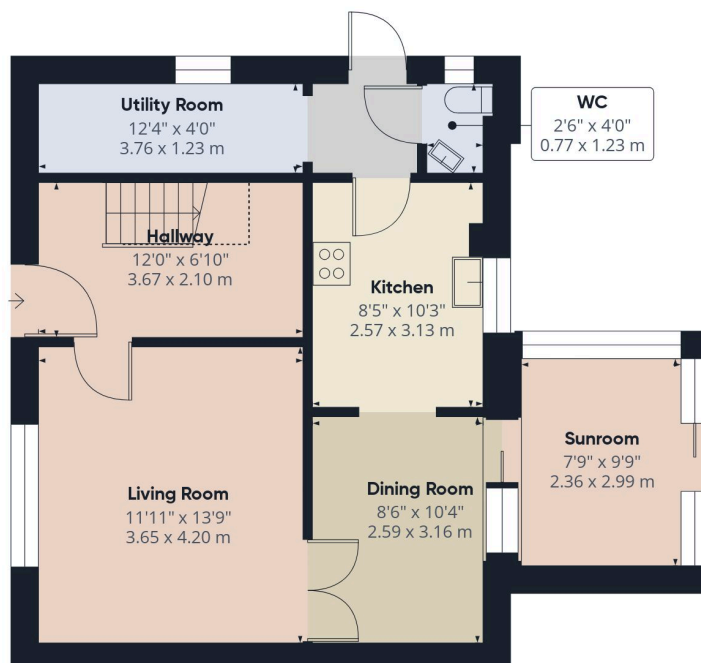
Plymouth is a vibrant waterfront City with a wealth of attractions and activities for the whole family to enjoy, a City set amidst some of England's most glorious countryside where rich maritime heritage meets the bustle of modern commerce.

Plymouth boasts a wide range of shopping, schooling, business and leisure facilities to include the Drake Circus shopping complex, train links to London (Paddington) and a cross channel ferry service. Many bus routes travel in and around the City, making the City Centre, Barbican, Plymouth Hoe and other of the city's attractions easily accessible.

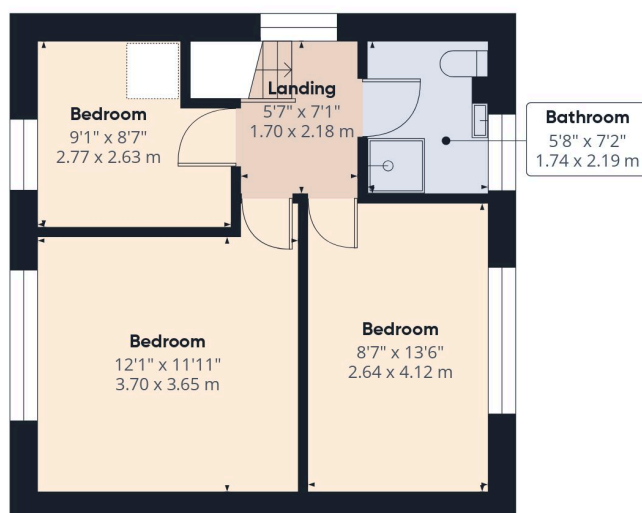


Please do not hesitate to
contact the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700

for more information or to
arrange an accompanied
viewing on this property.



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.