

**Price £235,000 Freehold**



**56 INGRA WALK, ROBOROUGH, PLYMOUTH, PL6 7DF**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

A superb three bedroom end terraced property which has been a subject of complete modernisation by the current owners to include, the installation of a new kitchen, bathroom and utility, rewiring, landscaped gardens and redecoration and flooring throughout in tasteful, neutral colours. The property is located in a quiet residential cul-de-sac, offering easy access to local amenities and enjoying attractive views to the front.

The living accommodation which is beautifully presented throughout is arranged over two levels comprises, entrance hall, lounge, modern fitted kitchen/diner and utility/cloakroom on the ground floor. On the first floor, the landing leads to three good sized bedrooms and a modern family bathroom. Externally, there are landscaped front and rear gardens.

The property also benefits from PVCu double glazing, gas central heating and an internal viewing is highly recommended to truly appreciate this wonderful family home.

### LIVING ACCOMMODATION

Approached via PVCu double glazed front door to:

#### ENTRANCE HALL

Built in storage cupboard, stairs to first floor and doors to all ground floor accommodation.

#### LOUNGE

Two PVCu double glazed windows overlooking the rear garden, radiator.

#### UTILITY/CLOAKROOM ROOM

Low level WC, wash hand basin with cupboards under, plumbing for washing machine, PVCu double glazed window to the front.

#### KITCHEN/DINER

Roll edge worksurfaces with white gloss cupboards and drawers under and matching wall units, single drainer with one and a half bowl stainless steel sink unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for a dishwasher, radiator, PVCu double glazed window to the front, PVCu double glazed door to the rear garden.

#### FIRST FLOOR LANDING

Doors to all first floor accommodation, access to the loft with pull down ladder, built in storage cupboard housing the gas boiler which serves domestic hot water and central heating.

#### BEDROOM 1

PVCu double glazed window to the rear, radiator.

#### BEDROOM 2

PVCu double glazed window to the rear, radiator.

#### BEDROOM 3

PVCu double glazed window to the front enjoying attractive views, radiator.

#### BATHROOM

Matching suite comprising, roll top bath with separate shower attachment, tiled shower cubicle with inset rain head shower, low level WC, wash hand basin with cupboards under, tiled flooring, tiled walls, PVCu double glazed frosted window to the front.

#### EXTERNAL

To the front of the property, there is a path that leads to the front door with an adjacent low maintenance garden. To the rear of the property, there is a gravelled area which leads to a patio/lawned garden, enclosed by fence and wall boundaries with a timber shed to remain.

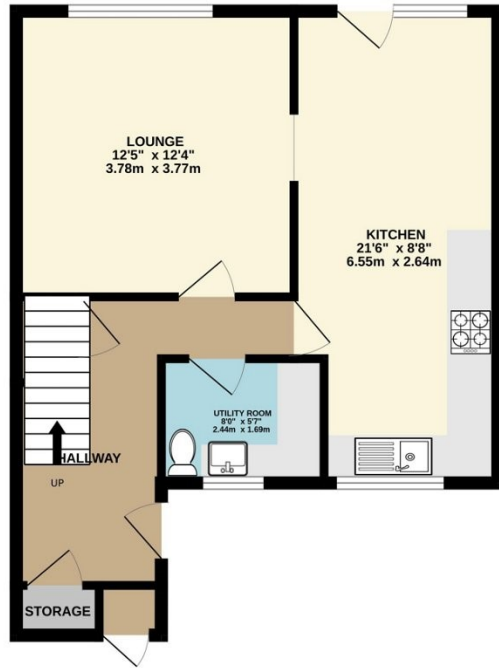


**BELLIVER**

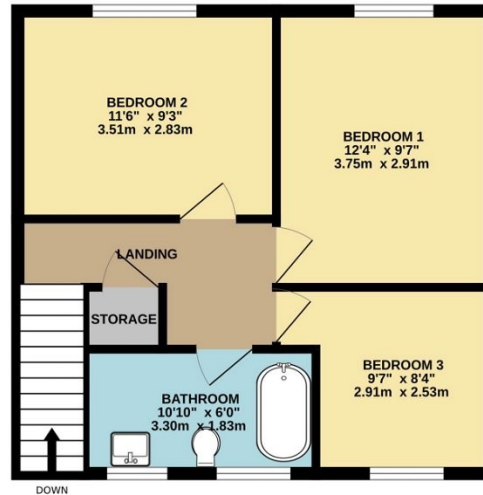
Belliver has its own range of local amenities and is on a regular bus service to the city centre which is approximately six miles away. Within walking distance of Bickleigh Down primary school, Woolwell retail outlet including Tesco Superstore, a recently built Lidl store and Dartmoor within minutes' drive. This Plymouth District offers convenient access to many of the northern fringes.

**FLOOR PLAN**

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

**SERVICES**

Mains water, gas, electricity and mains drainage.

**VIEWING**

By appointment with Lawson

**OUTGOINGS**

We understand the property is in band ' B ' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

**FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES**

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

