



38 Lipson Road, Lipson, Plymouth, PL4 8PW



# Price £435,000



Lang town and Country are delighted to present the market this beautifully presented and renovated mid terraced Victorian residence. This spacious and impressive residence is conveniently situated close to various parks and bus routes the vibrant City Centre and University.

The property will make a fine family home, but is currently loosely arranged allowing the top of the property to be used as an Air BNB, while the ground floor is used as the family residence.

The property retains an abundance of period features including fireplaces, ornate mouldings, picture rails, balustrade staircase along with modern benefits which include gas central heating, a recovered roof, double glazing, re-plastered walls/ceilings and attractive decoration throughout.

The property comprises: Entrance hallway which provides access to two reception rooms that are currently being utilised as bedrooms, offering a bay window to the front, a beautiful fireplace and original floorboards. There is also a charming breakfast room, shower room, and a newly fitted kitchen, with a variety of wall and base mounted units and integrated appliances.

Stairs rise to the first floor. Here there is a modern kitchen/diner with a patio giving access to a private south-facing balcony which has breath taking views over Plymouth Sound and towards Jennycliff . On this floor, there are a further 3 bedrooms. On the top floor there are a further 3 bedrooms and a shower room. The bedroom at the rear of the property offers staggering views.

To the outside there is a frontage whilst to the rear, there is a 60-foot rear lawned enclosed garden with access into the cellar and gate leading to the rear service lane.

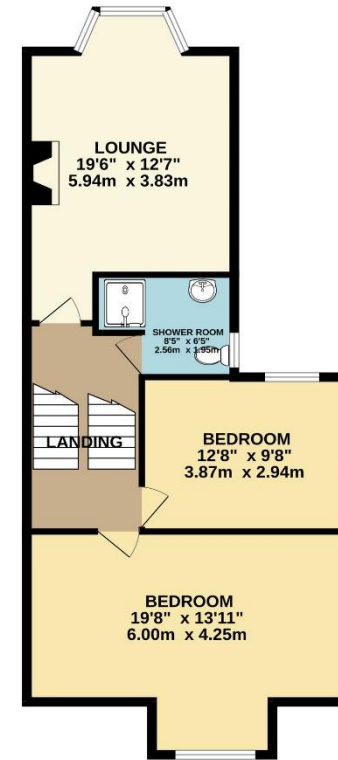
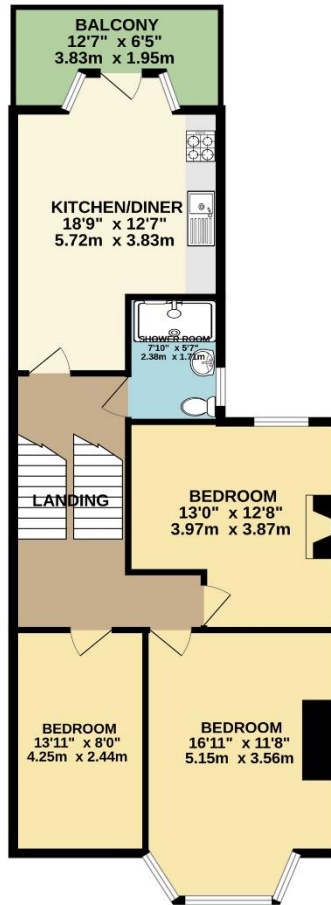
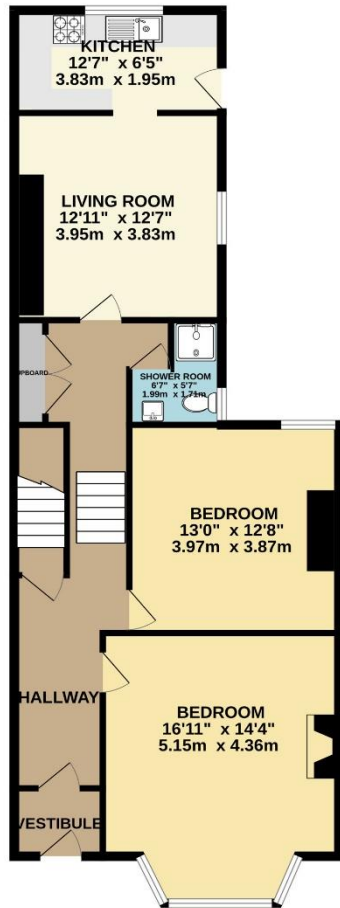
Lang town and country would highly advise an internal inspection of this most beautiful, versatile family home.



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







TOTAL FLOOR AREA : 2384 sq.ft. (221.5 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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