



- **Three bedroom semi-detached house**
- **Elevated views** • **Front and rear gardens**

A three bedroom semi-detached house enjoying an elevated position in this established residential area with views over the estuary to Plymouth Sound. The property has the benefit of front and rear gardens, two reception rooms and is of steel framed construction.

**Situated** Efford is a well-established residential area being conveniently situated for Laira Green primary school, High View school, local shops, medical centre and Trefusis Park, within easy reach of Plymouth city centre, the A38 and linked road networks.

**Ground Floor** Entrance porch, hallway, lounge, dining room, kitchen, rear porch and WC

**First Floor** Landing, three bedrooms and bathroom.

**Outside** Front and rear gardens, being mainly laid to lawn and with views over the townscape to the estuary and Plymouth Sound.

Large attached storage room with electricity, window, and external access, with potential subject to any requisite consents to incorporate into the main dwelling.

**Viewing Arrangements**

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

