



9 Clifton Avenue, Plympton, Plymouth, Devon, PL7 4BH





# Price £270,000



Being sold with vacant possession and no onward chain is this spacious three bedroom semi-detached family home. The property comprises of an entrance porch that leads through to a spacious entrance hallway where stairs rise to the first floor and access is provided to the ground floor accommodation. On the ground floor there is a lounge that leads through to the dining room, patio doors lead onto the enclosed rear garden and a fitted kitchen with a range of unit.

On the first floor there are three good-size bedrooms with the master bedroom having the added benefit of fitted wardrobes and a three-piece bathroom suite with WC wash hand basin and shower cubicle.

To the front of the property there is a lawned garden and shared driveway that leads to the garage, whilst to the rear of the property there is an enclosed westerly facing lawned rear garden with patio seating area.

The property is located a short distance from Colebrook Village where there are a wide range of amenities. Regular bus service provides access to the Ridgeway shopping centre and Plymouth city centre.



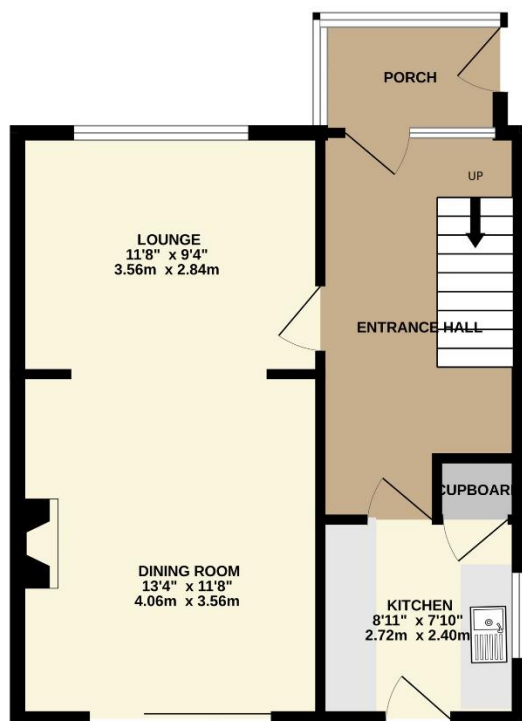
To view this property call Lang Town & Country Estate Agents on **01752 456000**

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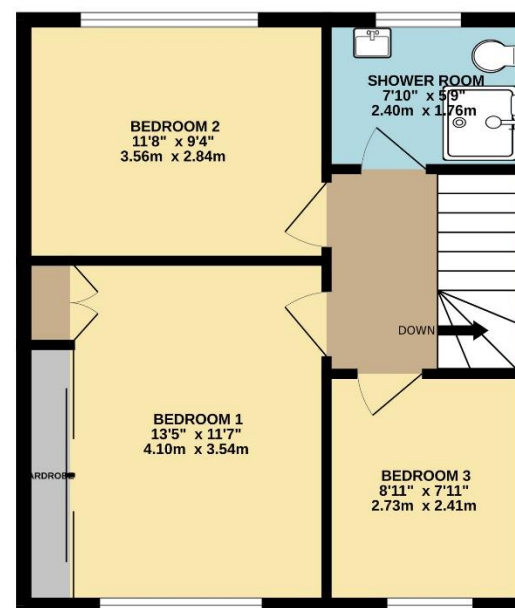




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Lang Town & Country  
6 The Broadway  
Plymouth  
PL9 7AU  
Tel: 01752 456000  
Email: [plymstock@langtownandcountry.com](mailto:plymstock@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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