

# clever



## 6 Edgar Terrace

Lipson, Plymouth, PL4 7HQ

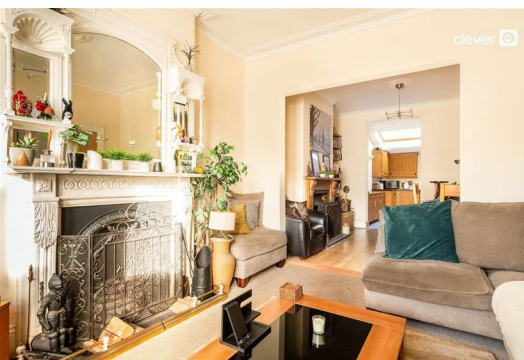
**Guide price £190,000**



GUIDE PRICE - £190,000 - £200,000 - Nestled in the sought-after area of Edgar Terrace, Plymouth, this charming mid-terrace house offers a delightful blend of character and modern convenience. Built in 1910, the property spans an impressive 1,173 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and appealing, allowing for a seamless flow between the spaces. The newly fitted shower room adds a touch of contemporary style, ensuring that your daily routines are both efficient and enjoyable. Additionally, the convenience of a downstairs W/C enhances the functionality of the home, making it ideal for families or those who frequently host visitors.

The property features two well-proportioned bedrooms, offering a peaceful retreat at the end of the day. The popular location of Edgar Terrace means you will be well-connected to local amenities, parks, schools & transport links, making it an excellent choice for both first-time buyers and those looking to downsize.



Lounge 15'1" x 12'8" (4.61m x 3.88m)

Dining Room 12'0" x 10'4" (3.68m x 3.15m)

Kitchen 13'3" x 11'6" (4.04m x 3.52m)

Bedroom 12'11" x 12'4" (3.96m x 3.77m)

Bedroom 12'7" x 12'2" (3.85 x 3.73m)

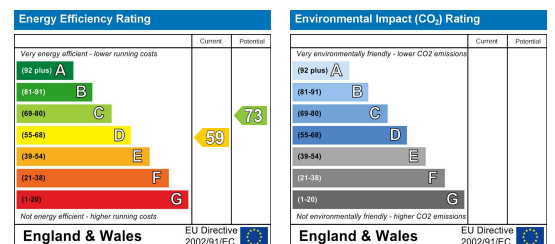
### Area Map



### Floor Plans



### Energy Efficiency Graph



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