



Royal Navy avenue, Keyham, Plymouth, Devon, PL2

Offers Over: £160,000

Freehold

This three double bedroom family home has been immaculately kept and would perfectly suit a first-time buyer with a growing family or alternatively a buy to let investor. The standout feature without a doubt to the property is the enormous plot it is positioned on. Although the front and side garden alone offer enough room for a substantial extension to the property, the south facing rear garden is spectacular in size and will be sure to impress. The property is positioned in an elevated position and therefore enjoys an attractive outlook. The property also has two large reception rooms and a spacious loft with subject to necessary planning and building constraints lends itself well to a loft conversion. EPC: TBC

Accommodation

Entrance Hall 4'5" x 3'9" (1.35m x 1.14m). UPVC double glazed door into the entrance hallway, carpet flooring with stairs rising to first floor.



Living Room 12' x 17'5" (3.66m x 5.3m). Double glazed window to front, carpet flooring, wall mounted electric fire, wall mounted radiator, patio doors opening into the rear garden.



Kitchen 6'4" x 13'4" (1.93m x 4.06m). Laminate flooring, space for dishwasher, washing machine & fridge freezer, gas cooker with extractor over, double glazed windows to rear aspect as well as door leading to rear garden.

Dining Room 9'11" x 12' (3.02m x 3.66m). Laminate flooring, double glazed window to both the side and front, archway leading through to the kitchen.



Landing 6'2" x 8' (1.88m x 2.44m). Max measurements, carpet flooring, double glazed window overlooking rear garden, storage cupboard.

Master Bedroom 10'2" x 12'8" (3.1m x 3.86m). Carpet flooring, wall mounted radiator, double glazed window to front, built in wardrobe space with additional storage.





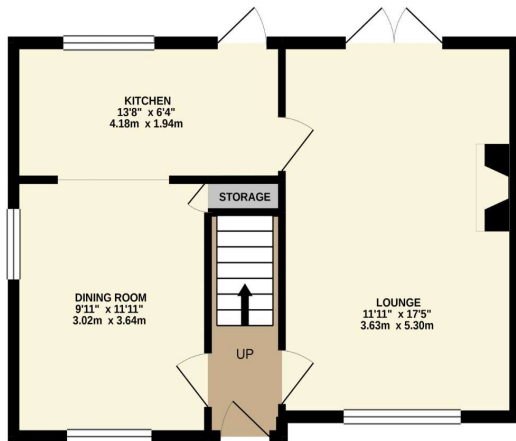
Bedroom Two 12'2" x 12'4" (3.7m x 3.76m).
Carpet flooring, wall mounted radiator, double glazed windows to front, storage cupboard.

Bedroom Three 8'11" x 8' (2.72m x 2.44m).
Carpet flooring, wall mounted radiator, double glazed window to the rear aspect.

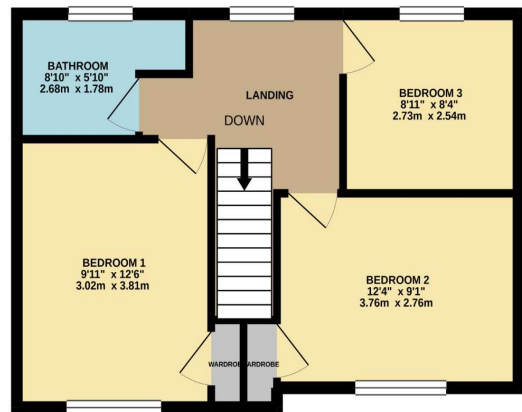
Bathroom 8'10" x 5'10" (2.7m x 1.78m).
Tiled flooring, low level WC, wash hand basin vanity unit, bath with shower over, double glazed window to rear, wall mounted heated towel rail.

Outside The property is sat in an elevated position on a good-sized plot. The front garden is fully enclosed and well presented with a variety of small trees and bushes. Furthermore, the side gardens are enclosed, and the rear garden is fantastic sized and has scope for improvement.

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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