



Rosebery Avenue, Plymouth, Devon, PL4

Guide Price: £220,000

Set just a short walk from the city centre and in proximity of local schools and amenities is this immaculate terraced period property. This wonderful home is perfect for an array of buyers from a first-time buyer, young family or even a more mature buyer looking for something more maintainable. The residence is well suited to a buyer desiring ample space for entertaining guests.

This is as a result of its two generous reception rooms which have been decorated to a high standard and offer a wealth of character due to its large bay windows and tall ceilings. The downstairs is finished with a modern kitchen which allows easy access to the garden. Upstairs, this home offers two double bedrooms and a single which have been decorated to the same charming standard as downstairs as well as boasting a contemporary bathroom which has a modern finish. The property is complete with a maintainable courtyard garden which offers a great space for social occasions. EPC: D



Rooms

Porch 3'10" x 3'8" (1.17m x 1.12m). uPvc double glazed door to enter

Hallway carpeted flooring, radiator, stairs leading to the first floor, storage under the stairs

Lounge 13'1" x 11'10" (4m x 3.6m). carpeted flooring, radiator, bay window to the front with uPvc double glazed windows



Dining Room 9'10" x 13'1" (3m x 4m). carpeted flooring, radiator, uPvc double glazed window to the rear

Kitchen 5'5" x 15'2" (1.65m x 4.62m). vinyl flooring, radiator, space for fridge freezer, integrated oven, induction hob, space and plumbing for washing machine, boiler, stainless steel sink and drainer with hot and cold mixer tap, uPvc double glazed window to the side, uPvc double glazed door to the side leading to rear garden



Landing carpeted stairs and landing, access to loft

Bathroom 5'11" x 5' (1.8m x 1.52m). vinyl flooring, sink with hot and cold taps, toilet, heated towel rail, uPvc double frosted glazed window to the rear, tiled walls, bath tub, over heard shower

Bedroom Two 13'4" x 9'10" (4.06m x 3m).



carpeted flooring, radiator, uPvc double glazed window to the rear

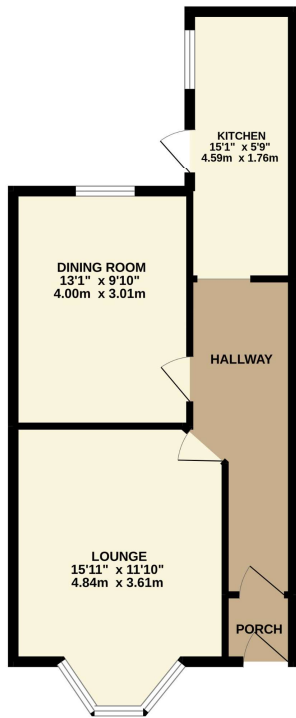
Bedroom Three 6'2" x 9'9" (1.88m x 2.97m). carpeted flooring, radiator, window to the front

Bedroom One 9'10" x 13'6" (3m x 4.11m). carpeted flooring, radiator, bay window to the front with uPvc double glazed

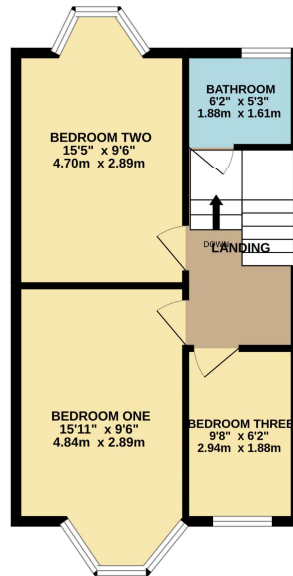
Courtyard low maintenance patio courtyard



GROUND FLOOR
483 sq. ft. (44.8 sq.m.) approx.



1ST FLOOR
432 sq. ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq. ft. (85.0 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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