



Victory Street, Plymouth, Devon, PL2

Offers Over: £160,000

Set just a short distance from the city centre and easy access to local amenities is this two double period home. The property is well maintained and neutral throughout meaning it is ready to move into, for either a first time buyer looking to get on the property ladder, or for an investor looking for a quick turnover specially as there is currently a tenant in situ.

The residence flaunts a spacious living room which is accentuated by a large bay window, allowing natural light to flow in. The ground floor also boasts a modern kitchen dining room. Upstairs, the home offers two double bedrooms which are just as tastefully decorated as the downstairs. The first floor also has a family bathroom. Furthermore, the property is complete with a low maintenance garden which offers access to the rear service lane and is a perfect place to entertain guests. EPC:E

Rooms

Porch uPvc double glazed door to enter, laminate flooring

Hallway Laminate flooring, radiator

Living Room 12'10" x 10'2" (3.9m x 3.1m). Carpeted flooring, uPvc double glazed bay window to the front, working electric fire, radiator

Kitchen/Diner 13'3" x 11'1" (4.04m x 3.38m). Laminate flooring, space for oven, stainless steel sink and drainer with hot and cold mixer tap, tiled splash back, space and plumbing for washing machine, boiler, small uPvc double glazed frosted window to the rear, uPvc double glazed frosted door to the back, standard uPvc double glazed window to the rear, storage cupboard which can house a fridge freezer

Landing Carpeted flooring, carpeted stairs, access to the loft

Bedroom One 13'1" x 10'10" (4m x 3.3m). Carpeted flooring, radiator, two uPvc double glazed windows to the front, storage cupboard over the stairs

Bedroom Two 11'3" x 8' (3.43m x 2.44m). Carpeted flooring, radiator, Upvc double glazed window to the rear

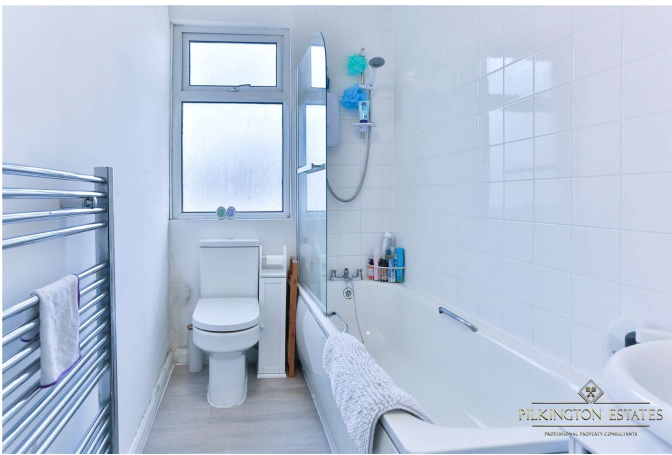
Bathroom 8'1" x 4'11" (2.46m x 1.5m). Vinyl flooring, heated towel rail, toilet, uPvc double



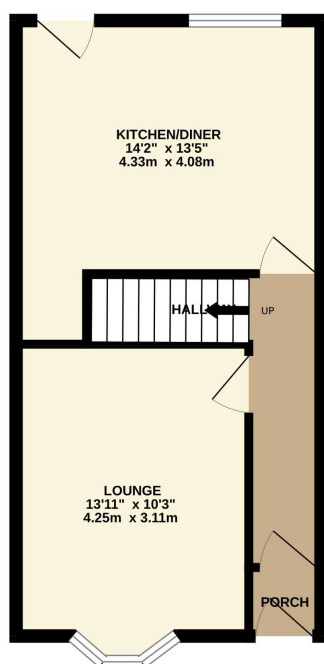


glazed frosted window to the rear, partly tiled walls, bath tub with shower head, sink with hot and cold mixer tap

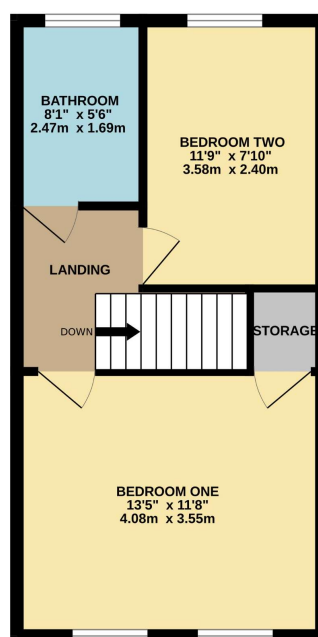
Garden Low maintenance garden, good size, patio, access to the back via a gate, outbuilding which can provide storage



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 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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