



## St. Pancras Avenue, Plymouth, Devon, PL2

**Offers Over: £220,000**

This lovely two-bedroom terraced home is set just a short walk away from local transport routes and popular schools. The property has been tastefully decorated and has a fresh and contemporary finish which is a theme familiar throughout the home. This mid terraced home offers a spacious lounge which is perfect for a large family as well a bright and airy kitchen dining room.

01752 341175

The living room has patio doors leading straight out to the rear garden. On the first floor, the property offers two well-proportioned bedrooms, a spacious dressing room and a fresh and modern bathroom. Outside, the property benefits from a substantial rear garden which is laid to lawn and decking mostly. Furthermore, the garden can provide direct access to the rear woodland. Overall, this beautiful home would compliment a young family, investor or even a first-time buyer looking for a forever home. EPC: D

## Rooms

**hallway** uPVC double glazed door to enter, carpeted hallway and stairs leading to the first floor, radiator

**Kitchen Dining Room** 13'8" x 15'10" (4.17m x 4.83m). vinyl flooring, storage cupboard under stairs, tiled splashback, space and plumbing for washing machine and tumble dryer, stainless steel sink with drainer, mixer tap, uPvc double glazed window to the rear, uPvc double glazed door leading out to rear garden, space for fridge freezer, integrated oven with electric hob, extractor fan, uPvc double glazed window to the front, radiator

**Living Room** 15'11" x 3,45'11" (4.85m x 3,14m). carpeted flooring, radiator, uPvc double glazed window to the front, uPvc double glazed french doors to the rear, open fire place

**Landing** carpeted stairs and landing, access to loft, uPvc double glazed window to the rear

**Dressing Room** 10'6" x 7'9" (3.2m x 2.36m). carpeted flooring, radiator, uPvc double glazed window to the rear

**Bedroom two** 10'6" x 7'7" (3.2m x 2.3m). carpeted flooring, radiator, uPvc double glazed window to the front

**Bathroom** 7'2" x 5'7" (2.18m x 1.7m). vinyl flooring, toilet, tiled walls, heated towel rail, sink with mixer tap, uPvc double glazed frosted window to rear, bath tub with



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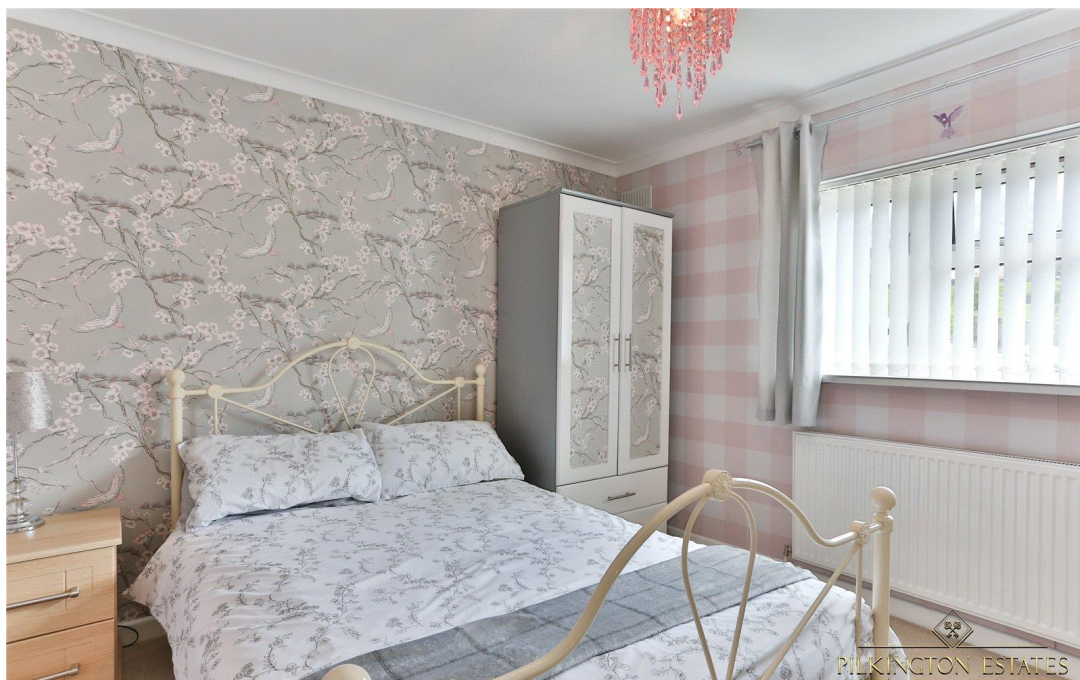




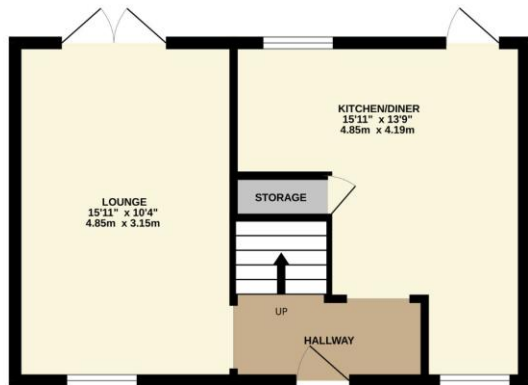
overhead shower

**Bedroom One** 10'8" x 9'10" (3.25m x 3m). carpeted flooring, radiator, uPvc double glazed window to the front, wardrobe storage over the stairs

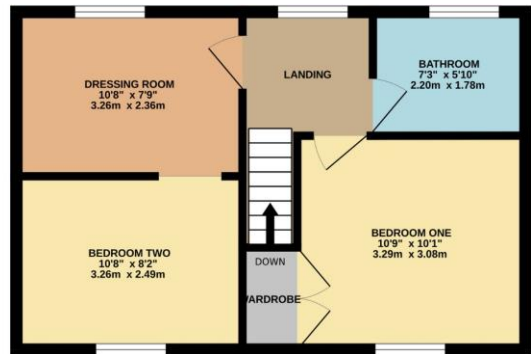
**Garden** great sized garden, stream at the bottom, part lawn and decking, space for storage



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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