



Cranbourne Avenue, Plymouth, Devon, PL4

Offers Over: £260,000

Freehold

Set just a short walk from the city centre and in proximity of local schools and amenities is this immaculate four bedroom 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.

01208 850155

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 opened up 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 three double bedrooms and a single which have been decorated to the same charming standard as downstairs as well as boasting a contemporary bathroom. The property is complete with a maintainable courtyard garden which offers a great space for social occasions.

Rooms

Porch 3'6" x 4'2" (1.07m x 1.27m). uPvc double glazed door to enter, tiled flooring, door into hallway

Hallway carpeted flooring, stairs leading to the first floor, stairs leading to the first floor, uPvc double glazed door to the side, storage cupboards under the stairs

Lounge 13'10" x 13' (4.22m x 3.96m). carpeted flooring, radiator, uPvc double glazed windows, fireplace, opening into dining room

Dining Room 11'3" x 12'10" (3.43m x 3.9m). carpeted flooring, radiator, uPvc double glazed window

Kitchen Breakfast Room 10'4" x 13'3" (3.15m x 4.04m). vinyl flooring, radiator, uPvc double glazed window to the side, two uPvc double glazed windows to the rear, integrated oven, four ring gas hob, boiler, stainless steel sink with drainer, hot and cold taps, space and plumbing for white goods

Landing carpeted flooring, access to loft

Bedroom Four 5'7" x 9'3" (1.7m x 2.82m). carpeted flooring, radiator, uPvc double glazed window





Bedroom One 11'11" x 13' (3.63m x 3.96m). carpeted flooring, radiator, bay to the front with uPvc double glazed windows

Bedroom Two 11'6" x 13'1" (3.5m x 4m). carpeted flooring, radiator, uPvc double glazed window

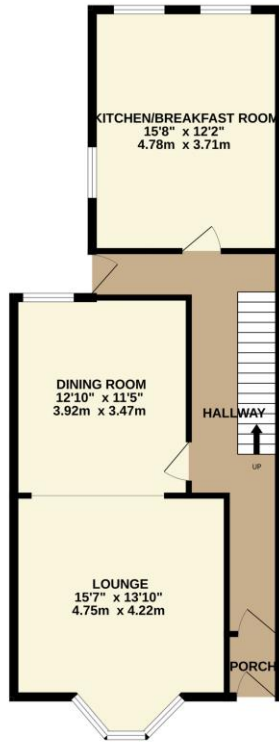
Bathroom 5'4" x 7'3" (1.63m x 2.2m). vinyl flooring, sink with hot and cold taps, bath tub, overhead shower, heated towel rail, extractor fan, toilet, uPvc double glazed frosted window

Bedroom Three 10'4" x 13'3" (3.15m x 4.04m). carpeted flooring, radiator, bay to the rear with uPvc double glazed windows, built in storage

Courtyard low maintenance patio courtyard



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs 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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Disclaimer

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