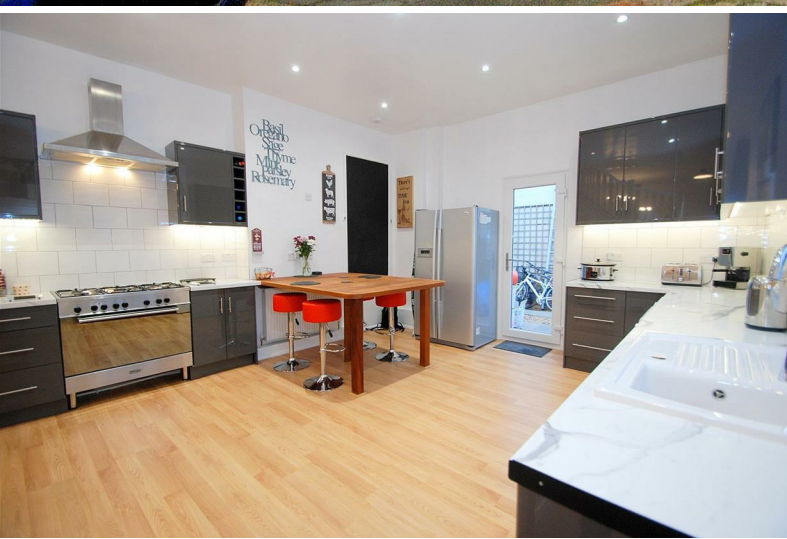


# Cross Keys Estates

Opening doors to your future



2 Cathcart Avenue  
Plymouth, PL4 9QF  
Price £199,950 Freehold





2 Cathcart Avenue, Plymouth, PL4 9QF

Price £199,950 Freehold

Cross Keys Estates are excited to present this beautifully renovated, most substantial end-terraced house situated within the central Plymouth area of St Judes. The property has been upgraded to an extremely high standard to offer a perfect mix of stylish modern accommodation within a period Victorian property; offering three double bedrooms, open plan living accommodation including a superb modern kitchen and an enclosed courtyard which also provides off-road parking. Available for sale with no onward chain, we highly recommend booking an early internal viewing to appreciate all that this wonderful home has to offer!

- End-Terraced Family Home
- Beautifully Renovated
- Modern Kitchen & Bathroom
- Master En-Suite Shower Room
- uPVC DG, Gas Central Heating
- Superb Central Location
- Open Plan Living Accommodation
- Three Double Bedrooms
- Enclosed Courtyard Garden
- EPC - D67 D60





## The Property

This most spacious end-terraced house has been thoughtfully refurbished from top to toe by its current owners and has been completed to an extremely high standard throughout including stunning modern kitchen and bathroom fixtures and the addition of an en-suite shower room. The property offers nicely proportioned accommodation which has been completely opened up on the ground floor to provide an open plan living, dining and kitchen space with a newly installed, central wooden staircase and also boasts three double bedrooms, a family bathroom and a master en-suite shower room on the first floor. To the rear of the property is an enclosed courtyard garden which also boasts double gates onto the rear service lane allowing it to be used as off-road parking if required. The property has been completely re-wired and benefits from uPVC double glazing and modern gas central heating throughout.

## Local Area

Positioned in a quiet, tucked away location along Cathcart Avenue in the popular area of St Judes, this properties location is a huge bonus due to being within close proximity to Plymouth City Centre itself where any required local amenity can be found. There is a small shopping area just a short walk from the property on Embankment Road along with a local 'Corner Shop' being found on the corner of Wentworth Place. Numerous local bus services operate along Embankment Road which provide access into the City Centre and a number of other areas across the city. Prince Rock Primary School can also be found just the other side of Embankment Road which is extremely popular locally and currently boasts an Outstanding Ofsted Report.

## Plymouth

Plymouth is a city on the south coast of Devon, about 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and which provides excellent recreational facilities. The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall. Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university/student economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

## Living Room

15'3" x 13'9" (4.66m x 4.18m)

## Dining Room

11'10" x 13'9" (3.61m x 4.18m)

## Kitchen/Breakfast Room

17'5" x 13'9" (5.32m x 4.18m)

## Bedroom 1

13'9" x 13'9" (4.19m x 4.18m)

## En-suite

## Bedroom 2

13'5" x 10'7" (4.08m x 3.22m)

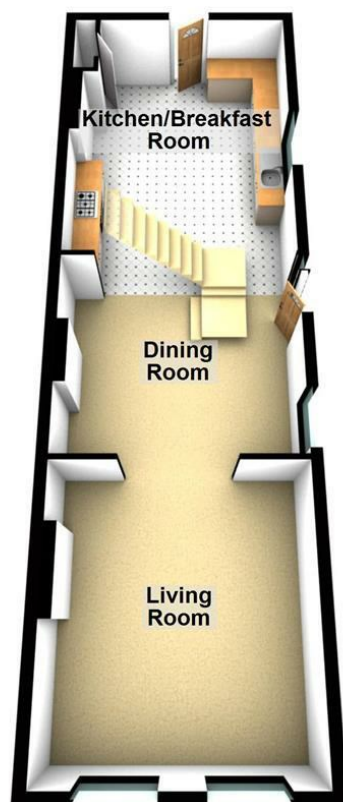
## Bedroom 3

9'1" x 10'7" (2.77m x 3.22m)

## Bathroom



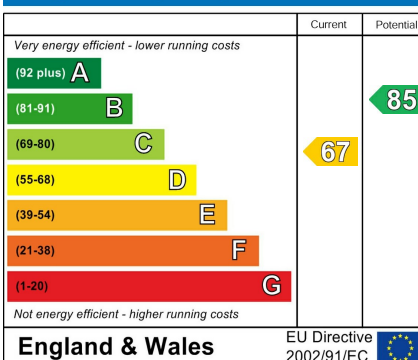
Ground Floor



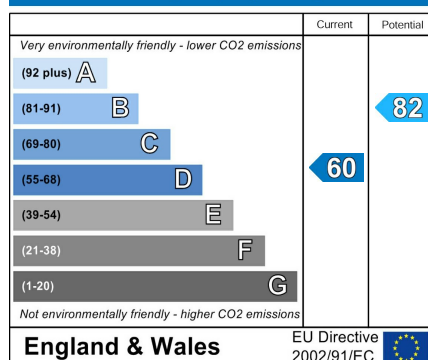
First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band B

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Cherry Tree House, 34 Mannamead Road,  
Mannamead, Plymouth, Devon, PL4 7AF

Tel: 01752 500018 |

mannamead@crosskeysestates.net

www.crosskeysestates.net