

21 Kinross Avenue | Lipson | Plymouth | PL4 7EX

Guide £220,000-£230,000

A Victorian terraced property situated within Lipson.

This well presented property, benefits from Upvc double glazed windows and doors, a gas central heating system and being within a close proximity of Freedom Fields Park and Mutley Plain, with Plymouth University and City Centre being within walking distance.

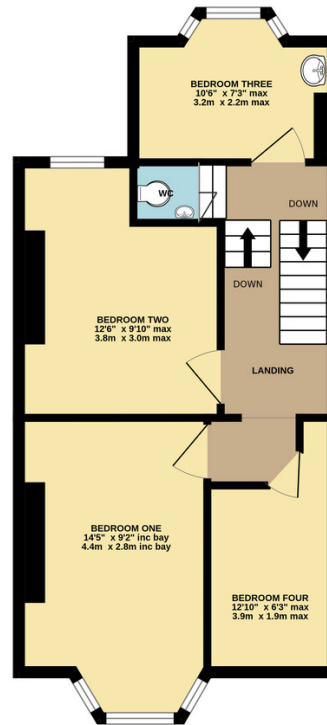
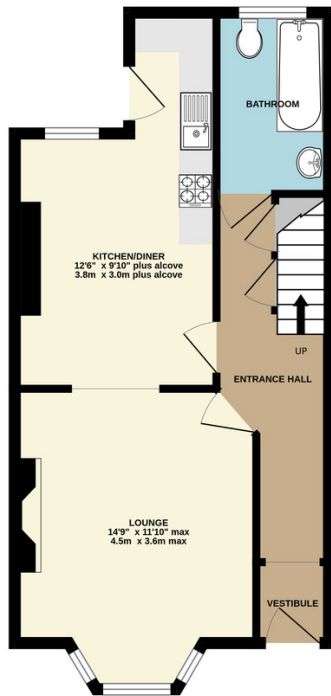
Upon inspection, you will find an entrance hall, lounge, kitchen diner and bathroom on the ground floor. Whilst the first floor offers two double bedrooms, two single bedroom and separate WC.

- Victorian Town House
- Four Bedrooms
- Upvc Double Glazing
- Gas Central Heating
- Rear Courtyard Garden
- Close To Local Schools
- Close To Freedom Park
- Walking Distance To City



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements