



## 7 Durham Avenue | St Judes | Plymouth | PL4 8SP

In Excess Of £200,000

A two bedroom mid terraced Victorian Town House situated within St Judes.

The property benefits from a gas central heating system and Upvc double glazed windows and a rear courtyard.

The Accommodation briefly comprises; entrance vestibule, entrance hall, open plan lounge, kitchen / diner and utility on the ground floor. Whilst the first floor offers two double bedrooms and the family bathroom.

Outside there is a courtyard to the rear enjoying as Westerly Aspect.

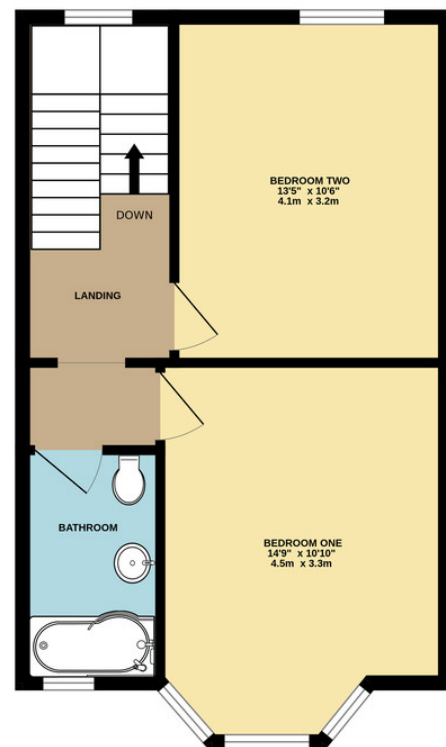
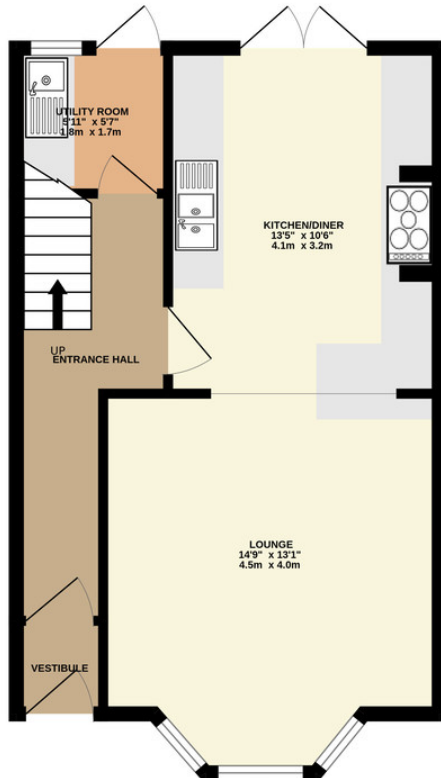
The property has a proven rental history and could achieve £10,800 pa which equates to 5.4%.

- Two Double Bedrooms
- Open Plan Kitchen / Living Room
- Bathroom
- Utility Room
- Rear Courtyard
- Gas Central Heating
- Close To Local Parks



GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



## Contact Details

48 Ebrington Street  
Plymouth  
Devon  
PL4 9AD

www.athomelettings.com  
info@athomeproperty.co.uk  
01752 777070

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	90
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 are 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