



2 Clinton Avenue | Lipson | Plymouth | PL4 7HA

Guide £170,000-£180,000

An end terraced family home situated within a popular area.

This three bedroom property benefits from Upvc double glazing, a gas central heating system, gardens to front and rear, as well as a single garage with lean-to work shop/greenhouse.

Upon inspection you will find an entrance lobby, lounge, dining room and kitchen on the ground floor, with the first floor offering three bedrooms and shower room.

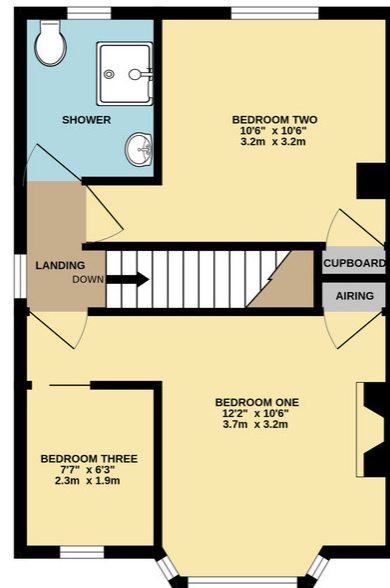
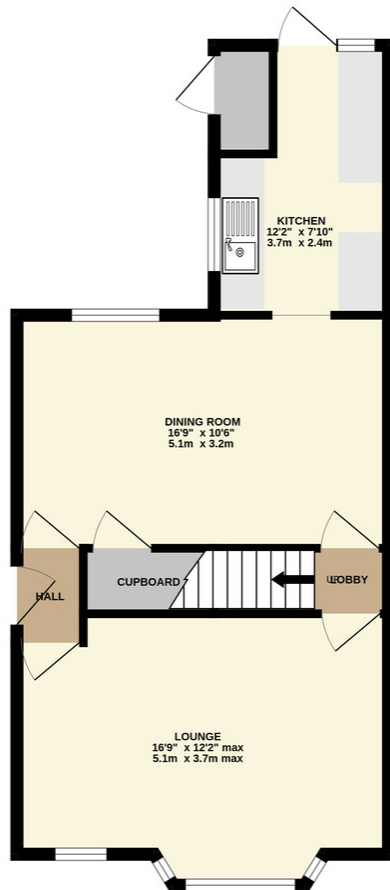
Outside is a courtyard rear garden with outside store, access to front and steps leading to the garage and lean-to.

- End Terraced Property
- Three Bedrooms
- Upvc Double Glazing
- Gas Central Heating System
- Single Garage
- Close To Schools
- Walking Distance To Mutley
- Walking Distance To City



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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 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