



34 Greenbank Avenue, Greenbank, Plymouth, Devon, PL4 8PS

£260,000



Occupying a convenient location in the popular residential area of Greenbank within walking distance to Freedom Fields Park, Beaumont Park, the City Centre and Drake Circus Shopping Mall is this mid terrace three-bedroom house with a walled rear courtyard.

Step through the front door and into this charming home, where an abundance of period features creates a warm and characterful atmosphere throughout. Although in need of some refurbishment the property offers well-proportioned accommodation, beginning with a welcoming entrance hall with original stain glassed door, a living room complete with a classic bay window that fills the space with natural light. Beyond this lies a separate dining room, ideal for both everyday meals and more formal entertaining, leading through to a generous kitchen/breakfast room at the rear.

A particularly rare feature is the full-height basement, accessed via an external door. Running the entire width of the ground-floor living room and hallway, it provides exceptional additional space and fantastic potential for storage, hobbies, or future conversion (subject to any necessary consents).

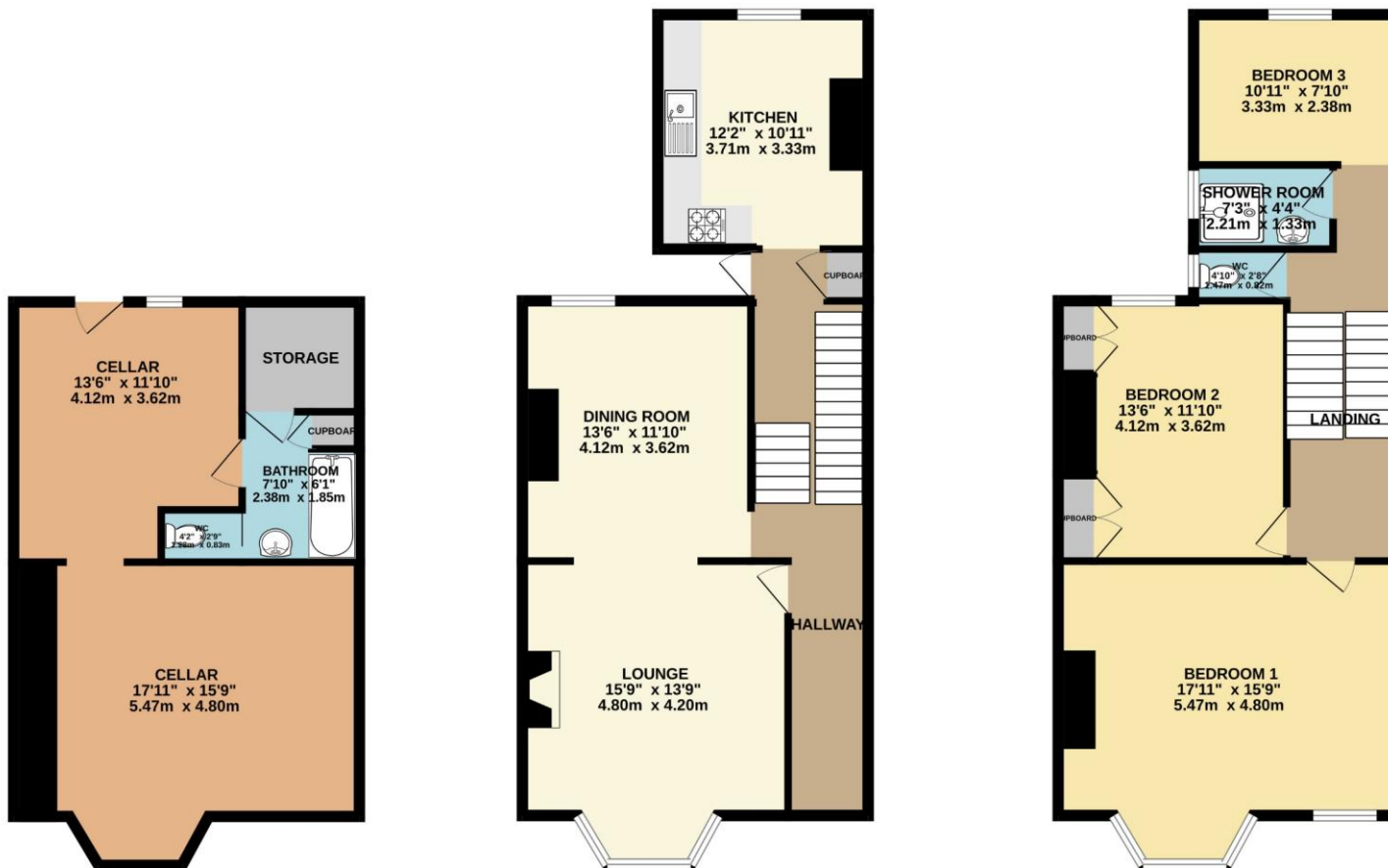
Upstairs, the property offers three good-sized bedrooms, each with its own character, along with a shower room and separate WC. To the rear, an enclosed courtyard garden provides a private and low-maintenance outdoor space.

The house is offered with vacant possession and no onward chain. Rich in charm and offering excellent scope, this delightful period home is ready to welcome its next owners.



To view this property call Lang Town & Country Estate Agents on 01752 256000.





TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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