



MARC REES

exp[®] UK

@ marc.rees@exp.uk.com

marcrees.exp.uk.com

07966 394 188

Rosebery Avenue, St Judes, Plymouth, Devon, PL4 8SX

£220,000

3 1 2



- Stunning kitchen/diner with utility area
- 3 Bedrooms
- Shower Room with Underfloor Heating
- Double Glazing
- No Chain
- Period Home with Contemporary Styling
- Sitting Room
- Gas Central Heating
- Close To Parks & Amenities
- Please Quote MR0566 when making a telephone enquiry



This is a wonderful opportunity to acquire a period home located close to the vibrant City Centre and Historic waters edge. The property has been sympathetically upgraded combining period features with contemporary styling with high ceilings, fireplace, balustraded staircase and ceiling mouldings. Modern benefits include gas central heating and double glazing along with accommodation comprising a reception hall with storage cupboards, a sitting room with fitted cupboards/display units which are complimented by a fireplace and bay window. The kitchen/diner is spacious and has an array of wall, base and display units, oven and hob. There is the added advantage of a utility area leading out to the westerly facing and enclosed courtyard garden. On the first floor there are 2 double bedrooms and a single bedroom, a period style shower room with chrome fittings and underfloor heating. Please quote MR0566 when making a telephone enquiry.



TOTAL FLOOR AREA: 935 sq ft. (86.9 sq m) approx.
 *These areas should have been taken in strict accordance with the Surveyors Standard Practice. Measurements of rooms are given to the nearest square foot and are approximate and do not necessarily include the area of any built-in furniture, fixtures, fittings, or other items which may be included in the purchase price. The floor area is given for information only and does not constitute a guarantee of the accuracy of the measurements. The floor area is given for information only and does not constitute a guarantee of the accuracy of the measurements.

