



21 St. Pancras Avenue

, Plymouth, PL2 3RY

£155,000



In need of modernisation is this mid terrace property with the accommodation comprising entrance hall, lounge, open plan kitchen/diner, two bedrooms, bathroom and a store room. There is a front and enclosed rear garden with a gate giving access out to where the garage is located. No chain,



21 ST PANCRAS AVE, PLYMOUTH, PL2 3RY

ACCOMMODATION

ENTRANCE

An obscured uPVC double glazed door opens into;

ENTRANCE HALL 16'6" x 6'9" (5.05 x 2.06)

Single glazed window to front. Staircase rising to the first floor land with storage cupboard under. Door to storage cupboard. Entrance to kitchen and the room opens into the lounge.

LOUNGE 12'11" x 11'6" (3.95 x 3.52)

uPVC double glazed window to front.

KITCHEN/DINER 18'8" x 8'9" (5.71 x 2.68)

An open plan room with matching base and wall mounted units with space for a cooker. Square edge work surfaces have inset stainless steel sink unit. Two uPVC double glazed windows to rear. uPVC door opening out to the rear garden. Ample space for a dining table.

FIRST FLOOR LANDING 11'4" x 5'10" (3.47 x 1.8)

Doors leading off to the bedrooms, storage cupboard and twin doors opening into the bathroom. Access hatch to roof void.

BEDROOM 1 11'7" narrowing to 8'11" x 12'8" narrowing to 7'3" (3.55 narrowing to 2.74 x 3.88 narrowing to 2.23)

uPVC double glazed window to front.

BEDROOM 2 10'9" x 8'10" (3.28 x 2.71)

uPVC double glazed window to rear. Door to storage cupboard.

STORE 5'10" x 3'4" (1.8 x 1.04)

High level single glazed window to front. Wall mounted Valliant boiler.

BATHROOM 7'10" x 5'4" (2.41 x 1.63)

Matching suite of panelled bath, pedestal wash hand basin and low level wc. Obscured uPVC double glazed window to rear.

OUTSIDE

The property is approached via a couple of steps leading down to the front door bordered by sections of front garden on either side. To the rear is an enclosed garden laid for ease of maintenance with a courtesy gate opening out to the where the garage is located.

GARAGE

Up and over door.

AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band B.

Area Map

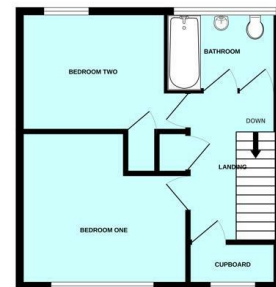


Floor Plans

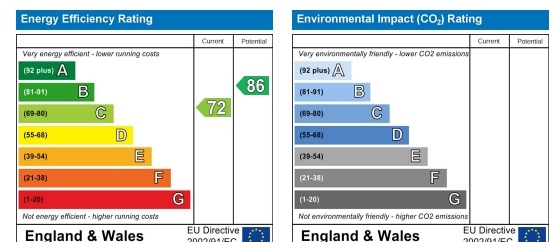
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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