



Connells

Melrose Avenue
Plymouth



Property Description

This well-loved three-bedroom home has been in the same family for years and now presents a wonderful opportunity for new owners to put their own stamp on it. While in need of modernisation, the property offers fantastic potential and is situated in a sought-after area just a short distance from the beautiful Ham Woods Local Nature Reserve, perfect for outdoor enthusiasts.

The spacious layout includes two welcoming reception rooms, providing plenty of space for family living and entertaining. A convenient downstairs toilet adds to the practicality of the home. Outside, there is parking for two cars at the front, while the rear garden features a sturdy block-built storage unit, ideal for keeping tools and outdoor equipment tidy.

With no onward chain, this property is ready for its next chapter and would make a wonderful family home for those looking to create their dream space in a highly desirable location. Don't miss the chance to transform this characterful house into your perfect home.

Entrance Hall

Stairs rising to the first floor with storage beneath.

Lounge

10' 9" max x 15' 6" max (3.28m max x 4.72m max)

Double glazed window to the front elevation. Fireplace. Sliding door to dining room.

Dining Room

9' 6" x 9' 7" (2.90m x 2.92m)

Double glazed window to the rear elevation. Door to the rear elevation. Sliding door to the kitchen.

Kitchen

9' 3" x 10' 9" (2.82m x 3.28m)

A range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Oven with countertop gas hob. Plumbing for washing machine. Double glazed window to the rear elevation. Double glazed doors to the rear.

Downstairs W.C.

Upstairs Landing

Loft access hatch.

Bedroom 1

10' 9" x 12' 2" (3.28m x 3.71m)

Double glazed window to the front elevation.

Bedroom 2

10' 9" max x 7' 1" max (3.28m max x 2.16m max)

Double glazed window to the rear elevation. Storage cupboard.

Bedroom 3

9' 5" max x 9' 6" max (2.87m max x 2.90m max)

Double glazed window to the front elevation.
Storage cupboard.

Bathroom

Panel bath and a pedestal sink. Double glazed window to the rear elevation.

W.C.

Low level w.c. Double glazed window to the rear elevation.

Outside

To the front of the property there is off road parking for two cars. The rear garden is a generous size and mainly laid to lawn. There is also block built storage as well as an additional storage shed.

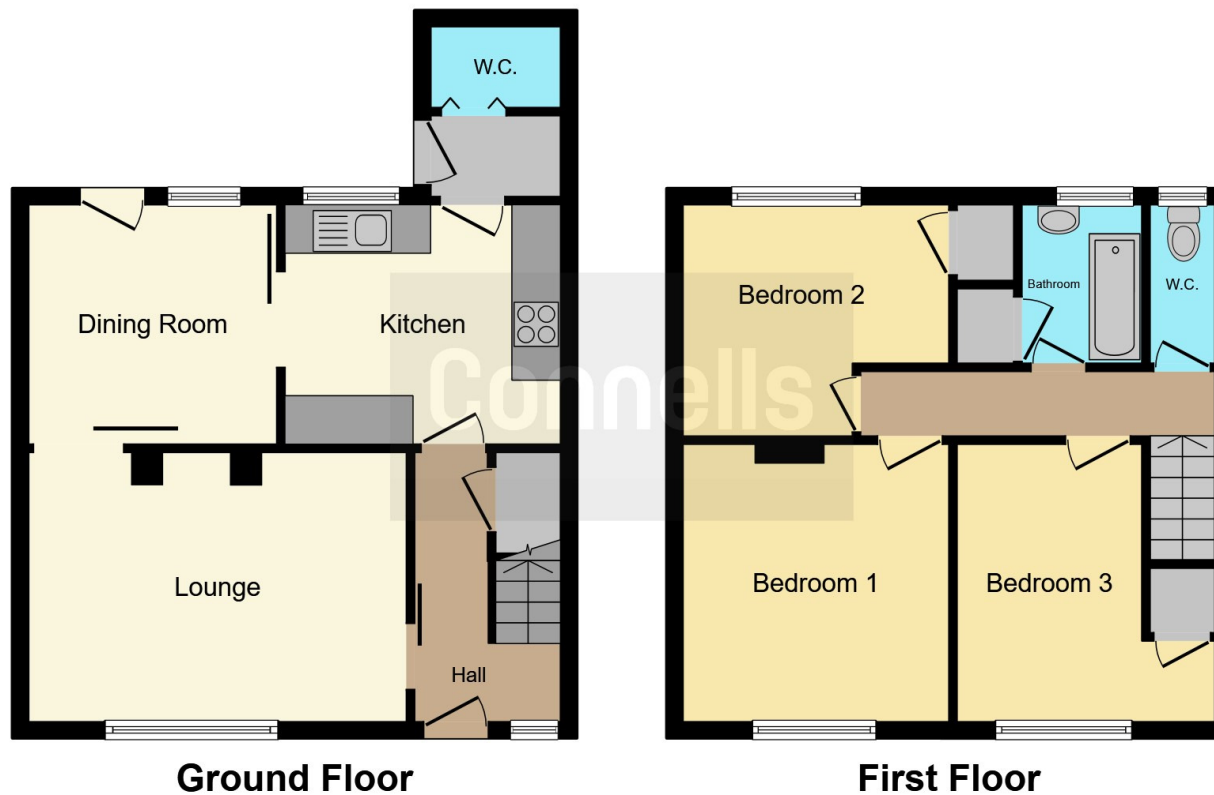
Agent's Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

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Property Ref: SBU109362 - 0002