



**Royal Navy Avenue, Plymouth PL2 2AE**

**welcome to**

**Royal Navy Avenue, Plymouth**

With both a modern and sleek design this three bedroom semi-detached home is not to be missed! The property features an ensuite to master, newly fitted kitchen and bathroom & a sizable fully enclosed rear garden. It is located near highly reputable schools, local amenities and bus routes.



**Entrance Hall:**

Obscured double glazed door to front elevation. Plain plastered walls and ceiling. Insert spotlighting. Tiled flooring.

**Lounge:**

15' 11" x 11' 2" Max ( 4.85m x 3.40m Max )  
Dual aspect double glazed windows to front and rear elevations. Radiator. Built in electric fire. Plain plastered walls and ceiling. Carpeted flooring.

**Kitchen/Breakfast Room:**

15' Into Recess x 9' 3" ( 4.57m Into Recess x 2.82m )  
Newly fitted kitchen with wall and base level units. Double glazed window to rear elevation. Integrated induction hob with cooker-hood over. Integrated eclectic oven. Integral dishwasher and wine cooler. Sink drainer with mixer tap over. Space and plumbing for washing machine. Built in fridge freezer. CH boiler discretely housed within cupboard. Splashback tiling. Tiled flooring. Plain plastered walls. Insert spotlighting. Double glazed door to rear elevation leading to rear garden.

**Landing:**

Double glazed window to rear elevation. Loft access. Plain plastered walls. Carpeted flooring.

**Master Bedroom:**

15' 11" Max x 10' 11" Max ( 4.85m Max x 3.33m Max )  
Dual aspect double glazed windows to both front and rear elevations. Radiator, Plain plastered walls and ceiling. Carpeted flooring.

**Ensuite:**

Shower cubicle with built in power shower overhead. Wall mounted mirrored vanity unit. Wash hand basin with built in vanity. Low level WC. Chrome heated towel rail. Tiled flooring. Plain plastered walls and ceiling. Insert spotlighting.

**Bedroom Two:**

10' 8" Into door recess x 12' 1" ( 3.25m Into door recess x 3.68m )  
Double glazed window to front elevation. Radiator.

Plain plastered walls and ceiling. Carpeted flooring.

**Bedroom Three:**

8' 6" x 7' 8" ( 2.59m x 2.34m )  
Double glazed window to side elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

**Bathroom:**

Two double glazed obscured windows to front elevation. Bath with mixer tap over. Wash hand basin with built in vanity unit. Low level WC. Stone feature wall. Plain plastered walls and ceiling. Insert spotlighting. Tiled flooring. Chrome heated towel rail.

**Rear Garden:**

South facing rear garden with a lawned area, Fully enclosed by fence paneling. Wooden storage shed.



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welcome to

## Royal Navy Avenue, Plymouth

- COUNCIL TAX BAND- A
- ENSUITE TO MASTER
- NEWLY FITTED KITCHEN & BATHROOM
- LARGE AND FULLY ENCLOSED REAR GARDEN
- THREE SIZABLE BEDROOMS

Tenure: Freehold EPC Rating: D

offers in excess of

**£210,000**



Total floor area 70.5 m<sup>2</sup> (856 sq.ft.) approx  
\*This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any land area), openings and dimensions are approximate. No liability is accepted. The correct details apply for any purchase and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon their own measurements. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBX106000 - 0003

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