



Asking Price £230,000

Nestled in the popular Barton Avenue, Keyham, this versatile three/four-bedroom period townhouse offers a perfect blend of historical charm and modern convenience. Ideally situated within close proximity to local schools and the Devonport Dockyard, this well-presented property boasts spacious and flexible living accommodation arranged over three floors. The ground floor features a welcoming lounge, a versatile bedroom that can also serve as a home office or additional reception room, and a contemporary shower room for added convenience. On the lower ground floor, you'll find a spacious dining room ideal for family meals and gatherings, a well-appointed kitchen with ample storage and workspace, and a family bathroom with modern fixtures and fittings. The first floor hosts two generous double bedrooms, both offering plenty of natural light and space, as well as a stylish modern wet room with high-quality finishes. This delightful townhouse retains a number of charming period features, adding character and elegance throughout. The enclosed, low-maintenance rear courtyard provides a private outdoor space with access to a garage, and the property benefits from double glazing and gas central heating, ensuring comfort and energy efficiency year-round. This fantastic home in Keyham is a wonderful opportunity for those seeking a versatile and stylish residence in a convenient and sought-after location. Don't miss the chance to make this property your own. Contact us today to arrange a viewing!

Barton Avenue, Keyham, PL2 1NZ

Accommodation Comprises

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Entrance Hall

Lounge 3.93m (12'11") Plus Bay x 3.14m (10'4")

Bedroom Three/Reception 4.92m (16'2") x 2.31m (7'7")

Shower Room

Lower Ground Floor

Dining Room 2.5m (8'2") Plus Bay x 3.79m (12'5")

Kitchen 4.78m (15'8") x 3.79m (12'5") Max

Bathroom

First Floor

Bedroom One 4.17m (13'8") x 3.91m (12'10") Plus Bay

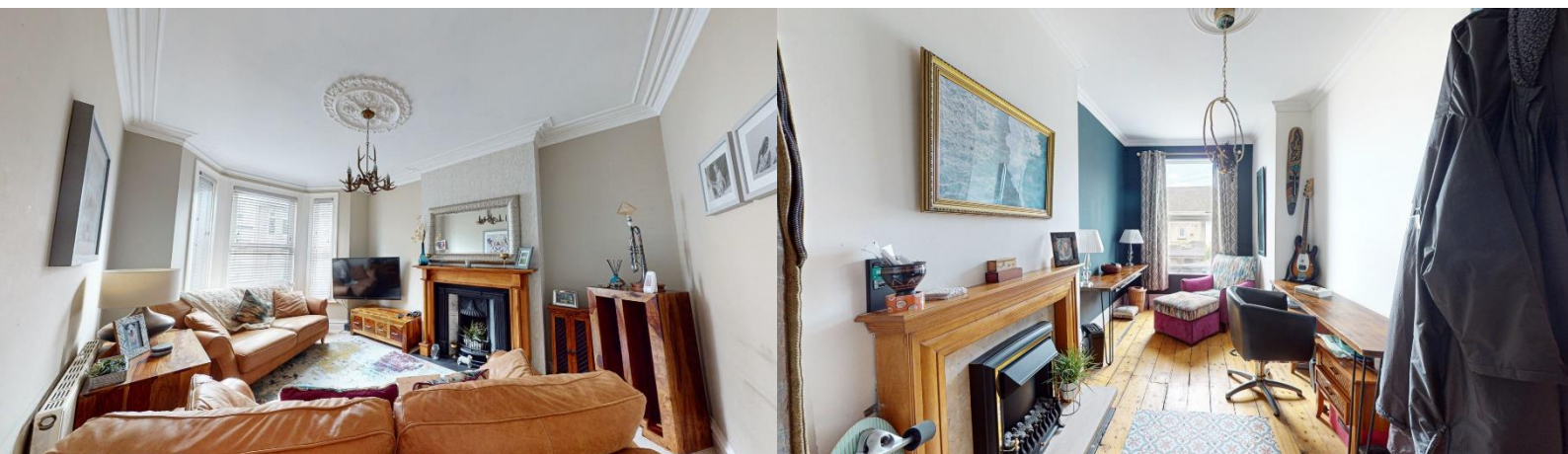
Bedroom Two 4.9m (16'1") x 2.3m (7'7")

Wet Room

Garage 5.38m (17'8") x 2.61m (8'7")

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

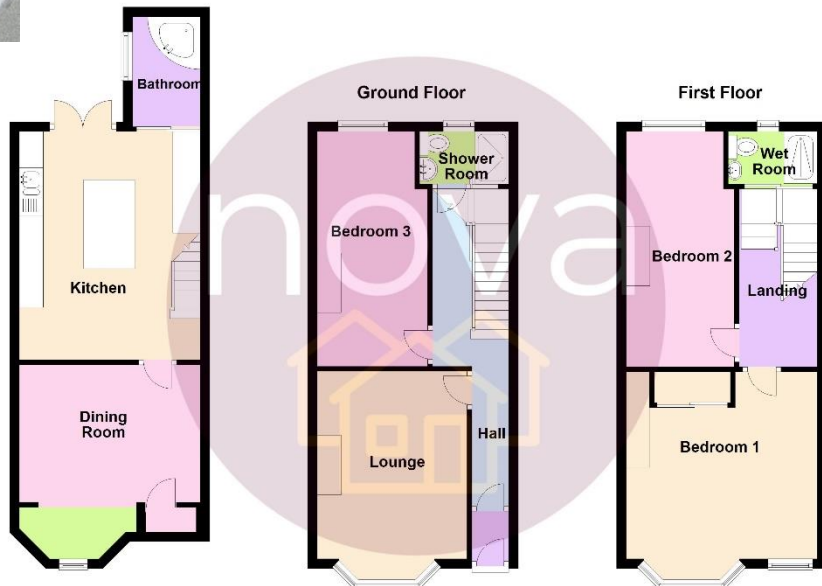






Basement

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	78
England & Wales	EU Directive 2002/91/EC



Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

