



## Asking Price £185,000

This charming two double-bedroom mid-terrace home is situated in the highly convenient and popular residential location of Durham Avenue, St Judes. Offered to the market with no onward chain, it presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property boasts attractive period-style bay windows, high ceilings, and a light, airy feel throughout. The ground floor comprises a welcoming hallway, a generous bay-fronted lounge with feature fireplace, and a spacious kitchen/dining room fitted with a range of units and direct access to the rear courtyard garden. On the first floor, the accommodation offers two well-proportioned double bedrooms, both with built-in storage, along with a family bathroom. Externally, the property features an enclosed and well-maintained southerly facing rear courtyard, designed for low-maintenance living and ideal for outdoor seating and potted plants. Well-presented and neutrally decorated, this home is ready to move into while still offering scope for modernisation and personalisation. Its central location places it within easy reach of the city centre, Mutley Plain, local amenities, and excellent transport links.

**Durham Avenue, St Judes, PL4 8SP**

## Accommodation Comprises

### Ground Floor

Hall – Entrance hall with stairs to first floor.

Lounge – 3.87m x 3.70m (12`8" x 12`2") excluding bay; bright reception room with feature fireplace and bay window.

Kitchen/Dining Room – 4.90m x 4.18m (16`1" x 13`9") maximum into recess; fitted with a range of units, ample space for dining, and double doors leading to the rear courtyard.

### First Floor

Bedroom 1 – 3.88m x 3.20m (12`9" x 10`6") including wardrobes; spacious double bedroom with bay window and built-in storage.

Bedroom 2 – 4.20m x 2.89m (13`9" x 9`6"); another good-sized double with fitted storage.

Bathroom – Family bathroom with three-piece suite comprising panelled bath with shower over, WC, and wash basin.

### Outside

Rear Courtyard Garden – Enclosed, low-maintenance paved garden with raised borders and rear gate access, ideal for seating and potted plants.

## 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.





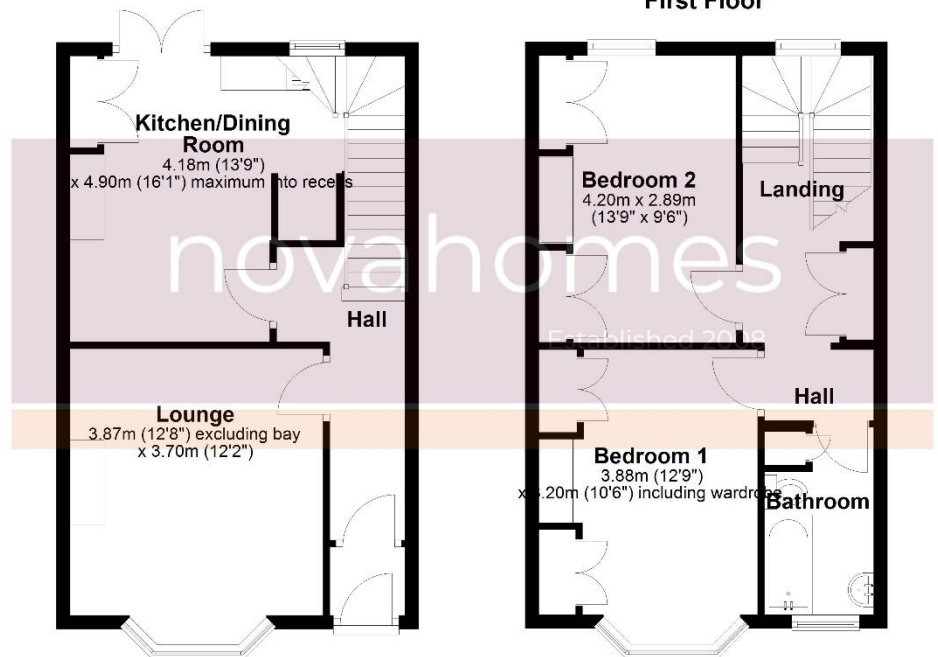






Ground Floor

First Floor



**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.

