



# Falcon

01752 600444

## 34 Fleet Street

Keyham, Plymouth, PL2 2BX

Guide Price £170,000-£180000





## In Brief

### Terraced Property

**Reception Rooms** Living room- kitchen - Diner

**Bedrooms** 2 Double bedrooms

**Heating** Gas central Heating

**Parking** on Street Parking

**Area** Council Tax - A

**Council Tax** A

**Tenure** Freehold

## Description

Falcon are delighted to bring to the market this superbly presented two-bedroom mid-terrace property, which has been fully upgraded and refurbished to a high standard throughout. The accommodation is well arranged and briefly comprises two generous double bedrooms to the first floor. To the ground floor, the property offers a welcoming living room, a modern kitchen/diner, a contemporary bathroom, a useful utility area, and access to a low-maintenance courtyard garden. Situated in the ever-popular area of Keyham, the property benefits from close proximity to well-regarded local schools, excellent transport links via the A38, and convenient access to Plymouth, the Dockyard, and the Royal Naval Barracks. Presented to an exceptional standard, this home would make an ideal first-time purchase, downsizing opportunity, or investment property. Early viewing is highly recommended to fully appreciate the quality and location on offer.

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## Floor Plans

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 60        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |
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