

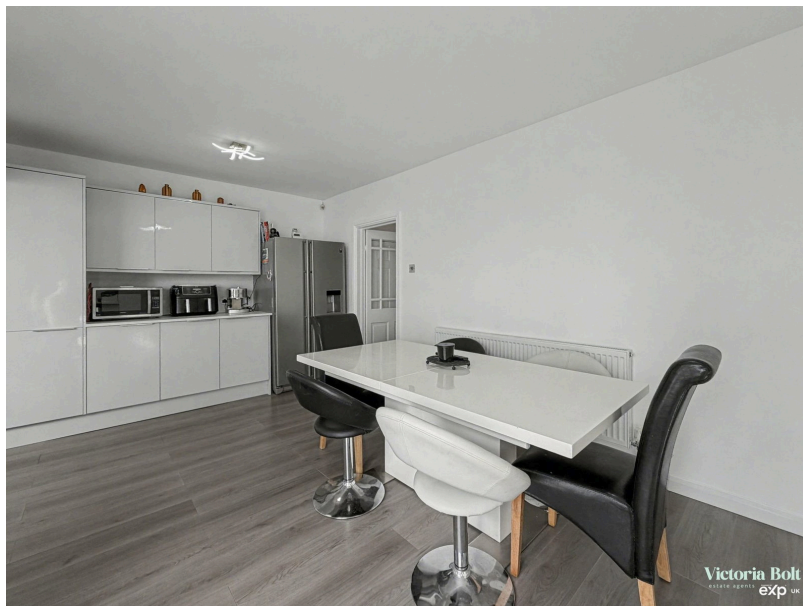


**Victoria Bolt**  
estate agents POWERED BY **exp** UK

# Clarence Place, Plymouth

Guide Price £220,000

3 1 2



- Three bedroom home
- Off road parking for two cars
- Close to dockyard and city centre
- Enclosed front and rear gardens
- Modern kitchen/diner & bathroom
- Traditional working fireplace
- Brand new double glazed windows
- Modern decor throughout
- Newly installed energy-efficient radiators
- Garage with electric door



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A high-standard, move in ready three-bedroom home in Morice Town, perfectly positioned for the Dockyard and City Centre. Highlights include a spacious lounge with a working fireplace, and a large modern kitchen/diner. Externally, the home boasts a low-maintenance courtyard garden to the front and rear, as well as a garage with an electric door, and two off-road parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	