

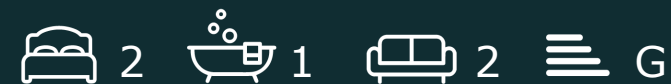


DC  
LANE

SELL • LET • MANAGE

Second Avenue, Plymouth, PL1 5QD

Offers Over £220,000 Freehold









# Second Avenue

## Plymouth, PL1 5QD

- Victorian Terraced home
- 2 Reception Rooms
- Stoke Location
- Log Burner
- Gas Central Heating and Doble Glazed Windows
- 2 Double Bedrooms
- Rear Courtyard
- Recently Refurbished Throughout
- Charming Period Features
- Council Tax Band B

Set within a quiet and attractive row of Victorian terraced homes, this charming property has been thoughtfully and comprehensively refurbished by the current owners, beautifully blending period character with high-quality contemporary finishes. Located in the ever-popular area of Stoke, it enjoys excellent transport links and convenient access to Plymouth's vibrant city centre.

From the moment you arrive, the striking yellow timber front door hints at the character within. Stepping inside, you are welcomed by white-painted floorboards and a wealth of original features, creating a bright, stylish and inviting first impression.

The principal reception space has been cleverly opened up to form a seamless lounge and dining area, enhancing both flow and natural light. A charming bay window adds architectural elegance, while the log burner provides a cosy focal point, perfect for winter evenings. The dining area benefits from direct access to the low-maintenance courtyard garden, ideal for al fresco dining.

The kitchen has been completely refurbished to an exceptional standard, featuring integrated fridge/freezer and dishwasher, with additional space for a washing machine and tumble dryer. Solid wood worktops, geometric tiled flooring and striking navy-blue cabinetry combine to create a stylish yet practical space. To the rear, the contemporary family bathroom offers a bath with shower over, wash basin and WC.

Upstairs, the first floor comprises two generous double bedrooms. The impressive principal bedroom spans the full width of the property and boasts a beautiful bay window. The second bedroom is also a well-proportioned double and benefits from built-in eaves storage.

The property further benefits from a brand new roof, new insulation and a new gas central heating system offering both comfort and peace of mind for years to come.

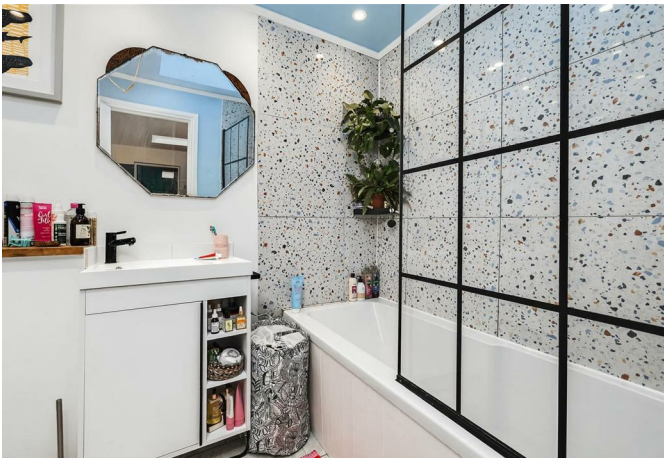
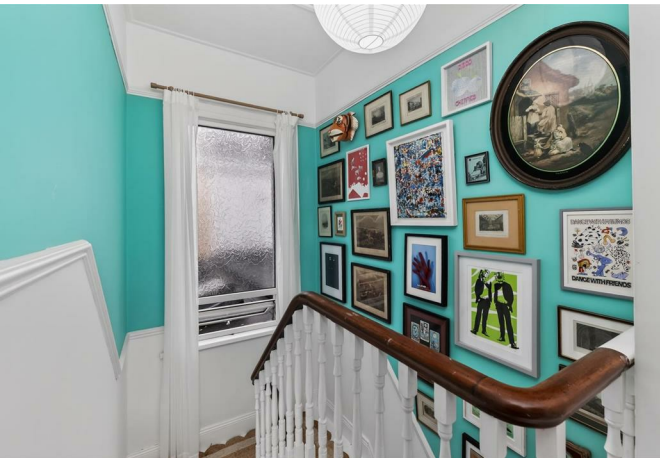
A beautifully presented Victorian home, ready to move straight into and enjoy. A viewing is highly recommended

Offers Over £220,000



### Ground Floor

|             |                              |
|-------------|------------------------------|
| Lounge      | 12'1" x 11'8" (3.69 x 3.58)  |
| Dining Room | 9'11" x 11'11" (3.03 x 3.65) |
| Kitchen     | 9'11" x 12'6" (3.04 x 3.83)  |
| Bathroom    |                              |
| Bedroom 1   | 15'11" x 11'8" (4.86 x 3.58) |
| Bedroom 2   | 9'10" x 11'11" (3.01 x 3.65) |





## Directions

From the DC Lane office, head South on Mutley Plain, turning Right onto Ford Park Road. Follow the road to the end and take the 2nd exit onto Stuart Road. Follow and take the 1st exit onto Wilton Street. Continue to the end of the road, through the traffic lights and continue along Paradise Road. Turn left onto Kings Rd for 0.2 mi Turn left onto Corea Terrace and Turn right onto Rectory Rd. Turn left onto Second Ave and the property can be found on the left.

**Council Tax Band: B**

## Scan for Material Information









Floor Plans



Viewing

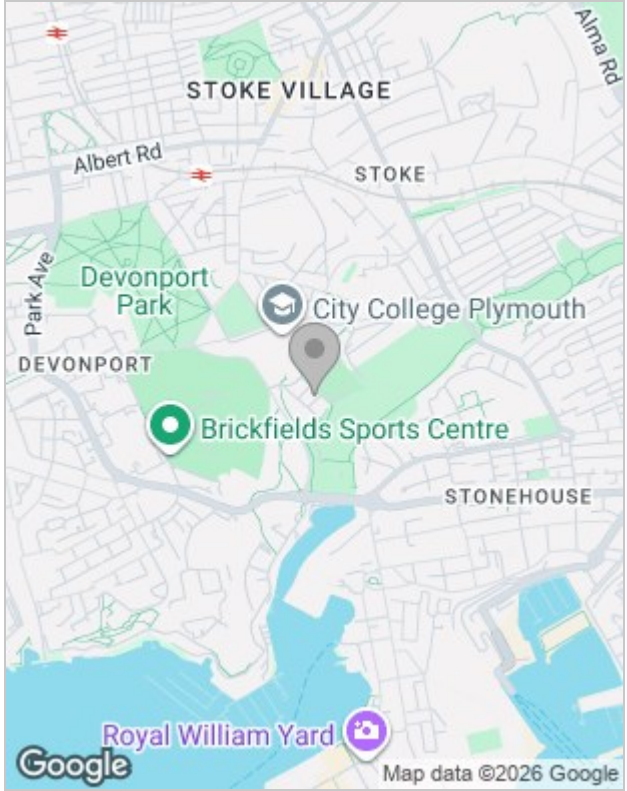
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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Location Map



Energy Performance Graph

