



3  1  1 

**Freehold : Council Tax Band C  
EPC Rating D**

**White Friars Lane, St Judes, Plymouth**

**BELVOIR!**

**£234,500**

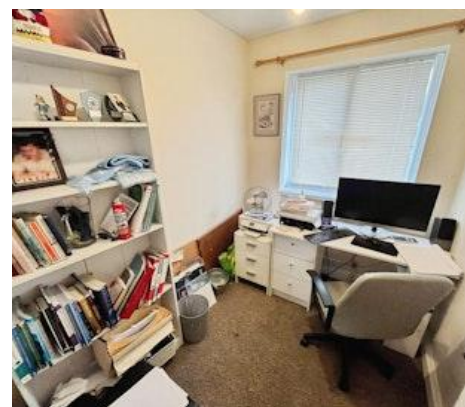


## Key Features

- > Three Bedroom Terraced House
- > Single Garage Nearby
- > No Onward Chain
- > Modern Fitted Kitchen
- > Lounge/Diner With Access To Garden

This three-bedroom terraced house is for sale in the St Judes area of Plymouth, offering a practical layout and good access to local amenities, green spaces and public transport. The house is offered for sale with NO ONWARD CHAIN and is suited to first-time buyers, families or investors looking for a well-located three-bedroom home with a south-facing garden and garage.

On the ground floor is a bright reception room enjoying views over the garden with direct access outside, creating an excellent connection between indoor and outdoor living. The modern fitted kitchen is also located on the ground floor, ideal for everyday use. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. Further benefits include gas central heating and double glazing.



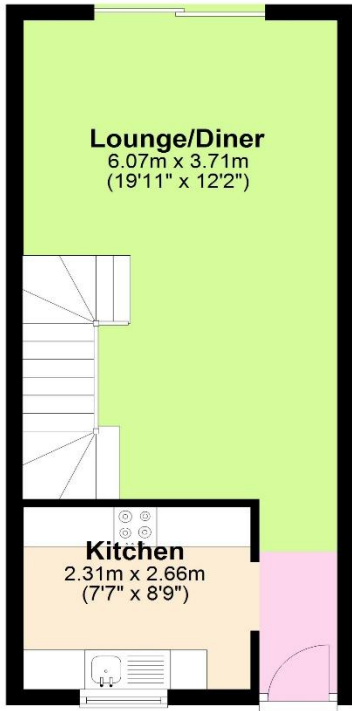
Outside, the south-facing garden offers plenty of daylight and an area for seating or play, while a single garage provides additional storage or parking options.

St Judes is well placed for access to Plymouth city centre, with a range of shops, cafes and services available on nearby main routes and in the heart of the city. Green spaces such as Freedom Fields Park and Beaumont Park are within easy reach for walks, play areas and dog walking.

Public transport is convenient, with local bus services running towards the city centre and wider Plymouth. Plymouth railway station, accessible by a short drive or bus journey, offers direct services towards Exeter, Bristol, London and Cornwall, with typical journey times of around 1 hour to Exeter and around 3 hours to London Paddington.

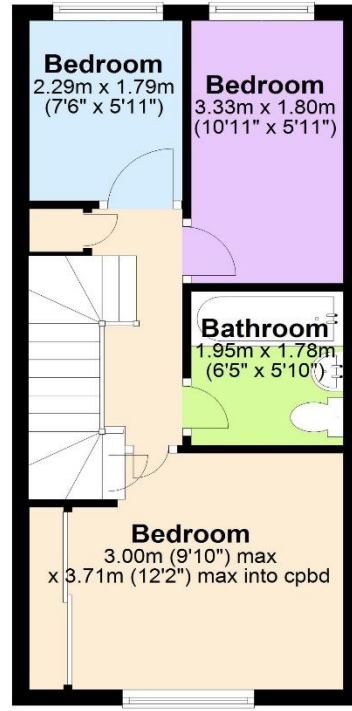
### Ground Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



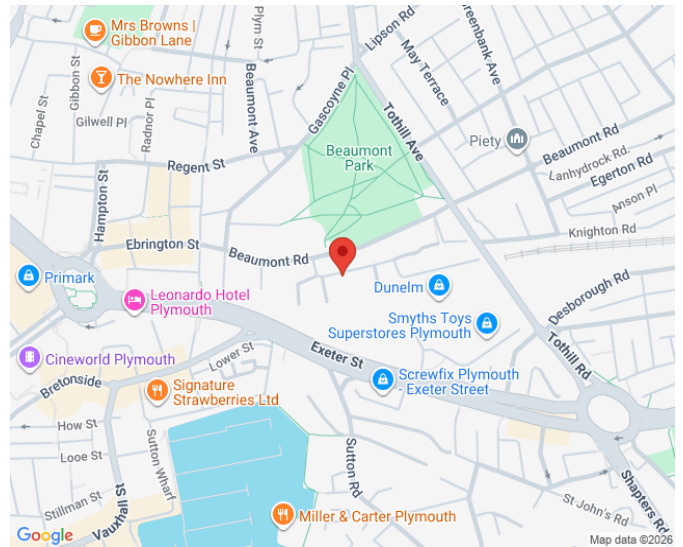
### First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 62.5 sq. metres (673.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440