



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Shelley Way between its junctions with Kathleaven Road and Victoria Road. Public transport links include St Budeaux Ferry Road mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A38 and A3064. Shopping amenities can be found locally within St Budeaux, with an extensive range of shops, bars and restaurants being found in Plymouth city centre. Recreational pursuits can be found locally at the open spaces of Ham Woods Local Nature Reserve and Devonport Park.

#### Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Three bedrooms

Ground floor: Reception room, kitchen, bathroom/WC

Outside: Front, side and rear gardens

#### Gross Internal Area (GIA):

Approximately 69 sq m (744 sq ft)

#### EPC rating: D

#### Council Tax Band: B

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

