



## Cecil Avenue, St Judes, Plymouth



### OIRO £220,000

- Large family home
- Close to City Centre
- Beautiful characteristics
- Downstairs shower room
- Traditional feel
- Well-sized bedrooms
- Freehold
- EPC rating D



## NO ONWARD CHAIN!

Conveniently located within a short distance to the City Centre is this generously spacious four-bedroom terraced home. Full of traditional character, you enter the property into the hallway, which provides access to all rooms on the ground floor. Under stair storage.

Located to the front aspect of the property, the large living room features a bay window and is beautifully finished with traditional ceiling rose and coving. The downstairs fifth bedroom/dining room overlooks the rear courtyard and again, is finished with ceiling rose and coving. Ground floor shower room.

To the rear of the property, you find the breakfast room and kitchen, free standing cooker with hob and fridge-freezer. Matching worktops to both rooms and inset sink with drainer and mixer tap over. The rear courtyard and service lane is accessed via the kitchen.



Upstairs, are the further four bedrooms, three being extremely spacious double and the third a single. The Baxi boiler is housed in the second bedroom cupboard. The family bathroom, with electric shower over the bath would again whilst in a working order, would benefit from upgrading.

Recently decorated throughout, the property boasts traditional characteristics and needs to be viewed to appreciate all of the features!

Additional benefits include, gas central heating with radiators to each room and double glazing.

### **Disclaimer**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 645 SQ.FT.  
(59.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.1 SQ.M.)



### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



Northwood Plymouth Limited

01752 674 404

plymouth@northwooduk.com