Cross Keys Estates

Opening doors to your future

73 Ayreville Road

Plymouth, PL2 2RE

Guide Price £260,000 Freehold

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** Guide Price £260,000 to £280,000 **
Cross Keys Estates is delighted to present this fantastic semi-detached home located on the desirable Ayreville Road in Beacon Park. This well-presented property boasts three spacious and bright bedrooms, making it an ideal choice for families or those seeking extra space. The sitting room features a charming bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere.
The modern fitted kitchen is of good size, perfect for culinary enthusiasts and family gatherings. Additionally, the sleek modern shower room adds a touch of luxury and convenience to daily routines. With two reception rooms, there is ample space for relaxation and entertaining guests.

- Fantastic Semi Detached Home
- Well Presented Throughout
- Sleek Modern Shower Room
- Generous Front, Side & Rear Gardens
- Close To Local Amenities, Shops, Bus Routes
- Highly Popular Residential Location
- Three Spacious Bright Bedrooms
- Good Size Modern Fitted Kitchen
- Convenient Single Garage & Driveway
- No Onward Chain, EPC-D64

Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Beacon Park
This is a great opportunity to acquire a lovely 3 bed semi detached 1930's house situated within a desirable location close to supermarkets, Plymouth Life Centre which has a fantastic array of leisure facilities, Central Park, Park and Ride, and bus routes providing easy access to the vibrant City Centre and historic water's edge. Beacon Park is renowned for having great family properties normally 1930's semi detached and latterly 1950's properties. The area is service by one of the top rated primary schools in Plymouth, Mont Pelier School. Devonport High School for Girls is also situated just on the boundary separating Beacon Park and Milehouse. Properties in this area generally have high demand from the family market as there are a lot of Cul-De-Sac's no through roads, making it generally a lot safer for children to play with the passing traffic.

Plymouth
Plymouth is a city on the south coast of Devon, about 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and which provides excellent recreational facilities. The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall. Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university / student economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

More Property Information
Parking will never be an issue, as this property offers space for up to two vehicles, a rare find in such a sought-after area. The generous front and side gardens provide outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.
Situated close to local amenities, shops, and bus routes, this home is perfectly positioned for easy access to everything you need. With no onward chain, this property is ready for you to move in and make it your own. Do not miss the opportunity to view this lovely home in a highly popular area.

Entrance Porch

Hallway

Sitting Room
14'8" x 11'8" (4.47m x 3.56m)

Fitted Kitchen
8'8" x 7'3" (2.64m x 2.21m)

Utility Room
7'4" x 8'3" (2.24m x 2.51m)

Dining Room
10'3" x 12'5" (3.12m x 3.78m)

Landing

Bedroom 1
14'8" x 8'9" (4.47m x 2.67m)

Bedroom 2
12'5" x 10'5" (3.78m x 3.18m)

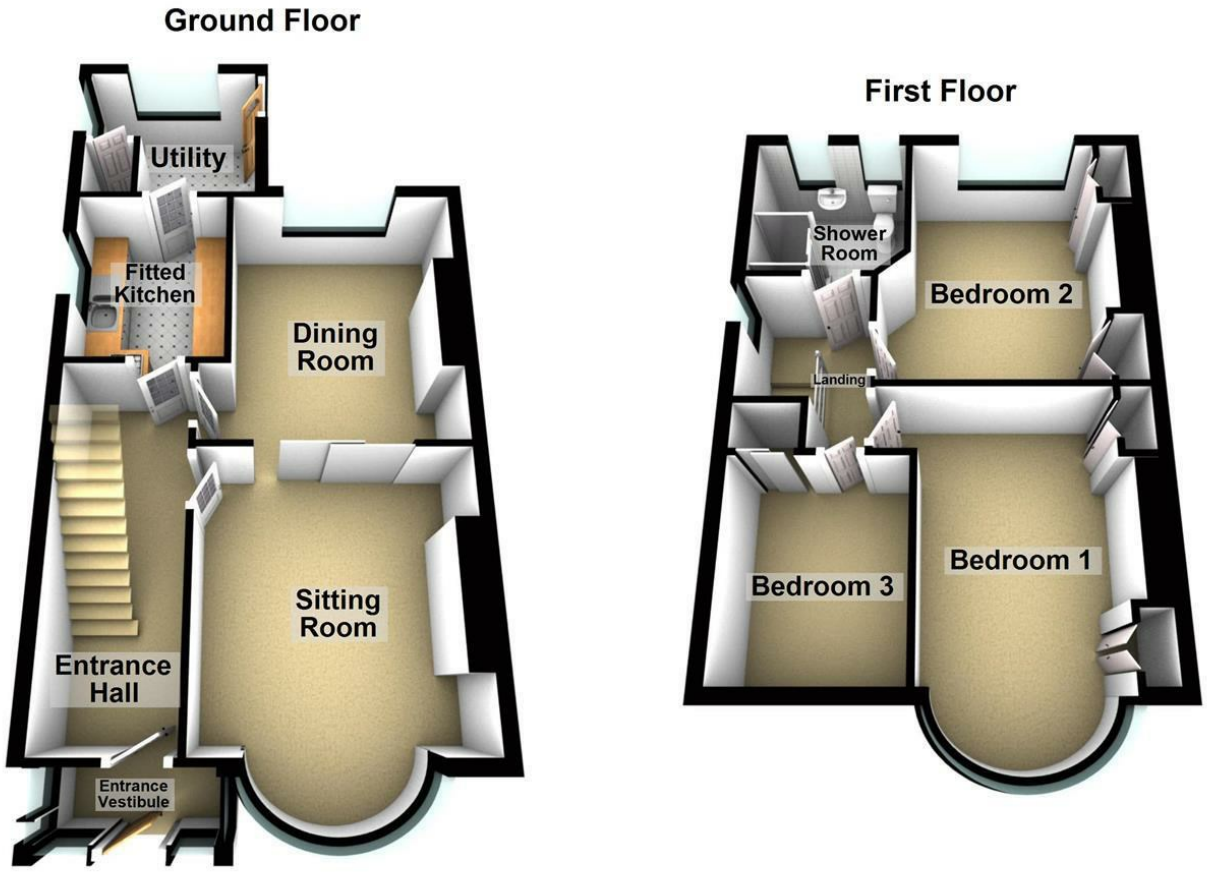
Shower Room

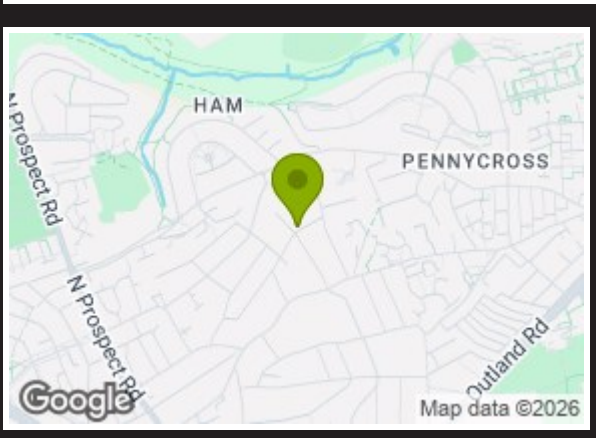
Bedroom 3
7'6" x 9'1" (2.29m x 2.77m)

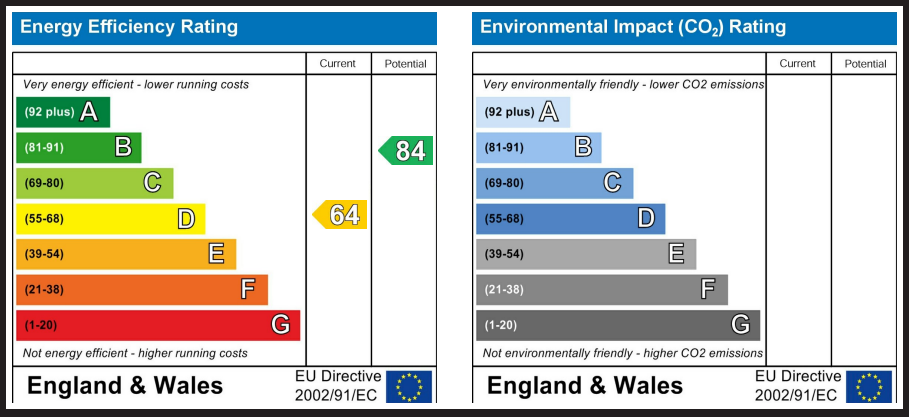
Gardens And Garage

Financial Services
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018







VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman

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