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Victory Street  
Plymouth



## Property Description

A well-presented and deceptively spacious two-bedroom home, offering bright and well-balanced accommodation ideally suited to first-time buyers, downsizers, or investors.

The property opens into an entrance hallway with stairs to the first floor and useful storage. To the front, a light and airy living room features a bay window allowing for plenty of natural light, along with a feature fireplace that creates an attractive focal point. To the rear, a separate dining room provides a versatile space for everyday living and entertaining, with access through to a modern fitted galley kitchen. The kitchen is well arranged with a range of wall and base units, ample worktop space, and a door leading directly out to the garden.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation, along with a modern bathroom fitted with a three-piece suite. The property also benefits from loft access, with the loft being boarded and insulated with a fixed staircase, providing valuable additional storage space.

Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep and enclosed by stone walls, offering a good degree of privacy along with rear access.

Conveniently located close to local amenities, schools, and transport links, this property offers a great combination of space, practicality, and convenience, making it an excellent place to call home.

## Front Of House

The entrance is positioned to the right-hand side, featuring a white uPVC front door with decorative glazed panels. A small step leads up to the doorway, with a modest paved threshold area.

## Lounge

13' x 11' 5" ( 3.96m x 3.48m )

A bright and spacious living room featuring a large bay window to the front elevation. A focal point of the room is the fireplace with a wooden surround and contrasting hearth, adding character to the space. Open archway to the rear provides a seamless flow through to the inner hallway.

## Dining Room

13' 5" x 10' 6" ( 4.09m x 3.20m )

Double glazing window to the rear elevation. Open archway creates a seamless connection through to the kitchen. Built-in storage cupboards are neatly positioned to one side. White radiator.

## Kitchen

11' 11" x 6' 6" ( 3.63m x 1.98m )

A range of matching wall and base units with worktops above. Double glazing window to the side elevation. A stainless steel sink and drainer. White tiled splashbacks. Space for freestanding appliances, along with an integrated gas hob and oven. Plumbing for washing machine. Wall-mounted boiler, neatly positioned to one side. White radiator. A glazed door to the rear provides direct access to the garden,



## Bedroom 1

13' 1" x 11' 3" ( 3.99m x 3.43m )

Double glazing window to the front elevation. White radiator.

## Landing

Large, versatile landing providing an ideal space for a home office or workstation.

## Loft Room

14' 8" x 12' 2" ( 4.47m x 3.71m )

A useful and versatile loft room, providing additional flexible space. A skylight window. White radiator.

## Bathroom

7' 10" x 7' 2" ( 2.39m x 2.18m )

Panelled bath with shower over and glass screen, a low-level WC, and a modern vanity unit with inset wash hand basin and storage below. The walls are finished with a combination of textured plaster and tiled splashbacks, Obscured double glazing window to the rear elevation. White radiator.

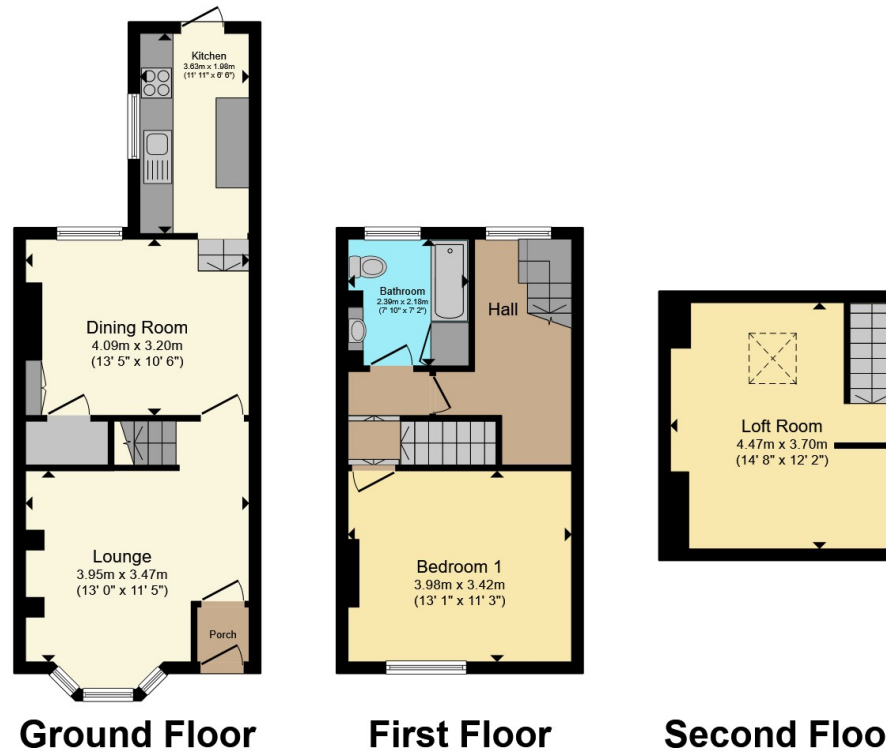
## Courtyard

The rear garden is designed for low maintenance, featuring a paved patio area. Enclosed by high stone-built walls, A rear access gate provides practical entry and exit.









Total floor area 88.3 m<sup>2</sup> (951 sq.ft.) approx

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