



**LAWSON**  
Estate Agency...Only Better

**43 Renown Street, Keyham, Plymouth, PL2 2DF**

**Plymouth**

**£170,000**

A spacious and well-presented two double bedroom mid-terrace property, situated in this popular residential location offering easy access to local amenities. The living accommodation, which is arranged over two levels, comprises entrance porch, entrance hall, lounge, modern fitted kitchen/diner, cloakroom, and utility room on the ground floor. On the first floor, the landing leads to two double bedrooms and a family bathroom.

Externally, to the rear of the property there is an enclosed courtyard and a large storage shed/workshop with power and light connected.

The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

### **LIVING ACCOMMODATION**

Approached through a PVCu double glazed front door to:

#### **ENTRANCE PORCH**

Door to:

#### **ENTRANCE HALL**

Stairs to the first floor, radiator, and door to:

#### **LOUNGE**

PVCu double glazed bay window to the front, radiator, and living flame-effect fire with wooden mantel over.

#### **KITCHEN/DINER**

Roll-edge work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built-in electric oven and four-ring gas hob with extractor hood over, under-stairs storage cupboard, PVCu double glazed window to the rear, and door to:

#### **UTILITY ROOM / REAR PORCH**

Plumbing for a washing machine, PVCu double glazed door to the courtyard, and door to:

#### **CLOAKROOM**

Comprising low-level WC, pedestal wash hand basin, part-tiled walls, extractor fan, and PVCu double glazed window to the side.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

PVCu double glazed window to the front, door to inner hallway, and radiator.

#### **BEDROOM TWO**

PVCu double glazed window to the rear, radiator, built-in cupboard, and door to:

#### **INNER HALLWAY**

Access to:

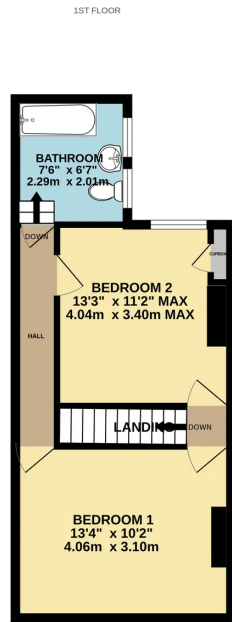
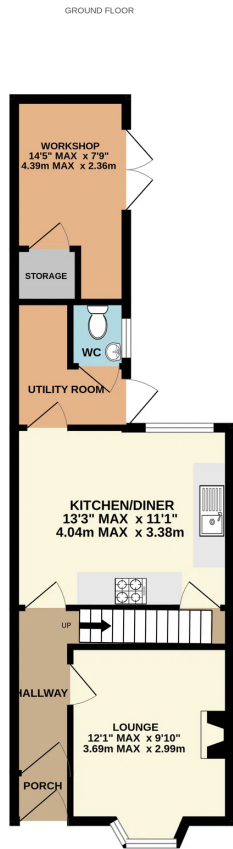
#### **BATHROOM**

Matching suite comprising a panelled bath with shower over, low-level WC, wash hand basin with storage under, part-tiled walls, radiator, and PVCu double glazed frosted window to the side.

#### **EXTERNALLY**

To the rear, there is an enclosed courtyard with access to a large shed/workshop with power and light connected.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Lawson Property

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