



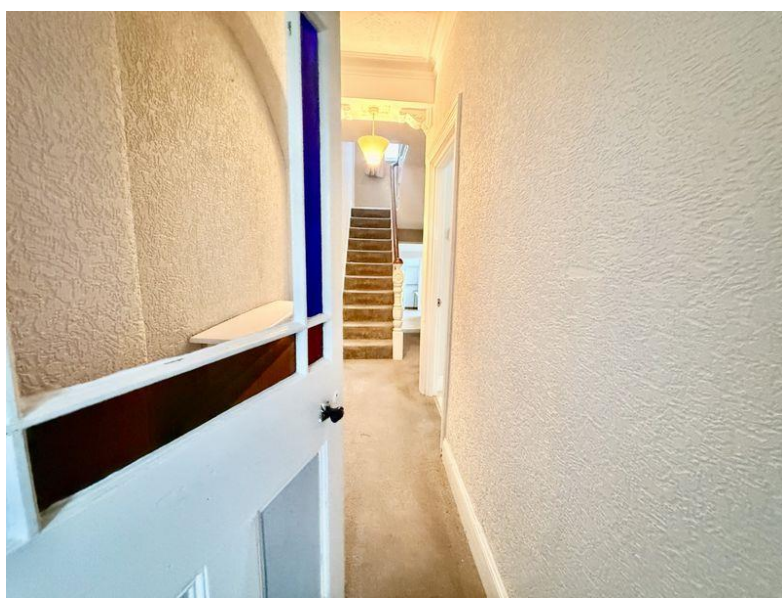
Falcon

01752 600444

35 South Milton Street

Cattedown, Plymouth, PL4 0QE

Guide Price £170,000-£180000





In Brief

Mid Terraced Property

Reception Rooms Separate living room and Dining room

Bedrooms Two Bedrooms

Heating Gas Central heating

Tenure Freehold

Parking On Street

Council Tax A

Description

Situated in the sought-after location of Cattedown, this spacious mid-terrace property offers excellent potential for both first-time buyers and investors alike. The property is ideally positioned within close proximity to the Barbican, waterfront, Vue cinema complex, gym, and a variety of popular restaurants, with Plymouth City Centre easily accessible and just a short walk away. To the ground floor, the accommodation comprises a separate living room and dining room, providing flexible living space, alongside a generous kitchen which leads through to a useful utility area and a ground-floor bathroom. Upstairs, the property offers two well-proportioned double bedrooms. While the home would benefit from a degree of modernisation, it presents a fantastic opportunity to add value and personalise, making it an ideal purchase for those looking to put their own stamp on a property. Offered to the market chain-free, this is an opportunity not to be missed. Early viewing is highly recommended to avoid disappointment.

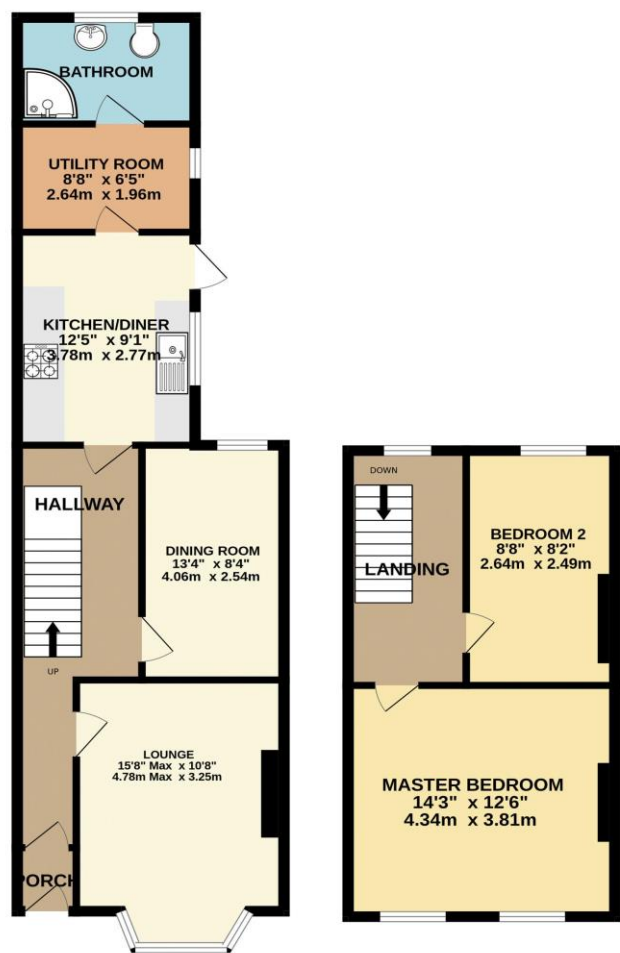
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Floor Plans

GROUND FLOOR

1ST FLOOR



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
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