



SELL • LET • MANAGE

Clinton Avenue, Plymouth, PL4 7HA
Asking Price £235,000 Freehold

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Clinton Avenue

Plymouth, PL4 7HA

- Recently Refurbished Three-Bedroom End-Terraced Home
- Lipson Location
- Bright Lounge With Attractive Bay Window
- Private Low-Maintenance Courtyard Garden
- Council Tax Band B
- Three Bedrooms - Two Doubles & One Single
- Glass Pocket Doors Opening into Spacious Kitchen/Diner
- Full-Width Head-Height Cellar With Utility Space And Plumbing For Washing Machine
- Contemporary Neutral Décor Throughout
- No Onward Chain

Set within the conveniently located and ever-popular area of Lipson, this beautifully refurbished end-terraced home offers spacious and versatile accommodation arranged over two floors. Ideally positioned within walking distance of Plymouth city centre and with easy access to the A38, the property perfectly combines practicality with contemporary style.

Following a comprehensive programme of renovation, the property has been thoughtfully updated throughout with tasteful neutral décor, creating a bright and welcoming atmosphere from the moment you step inside.

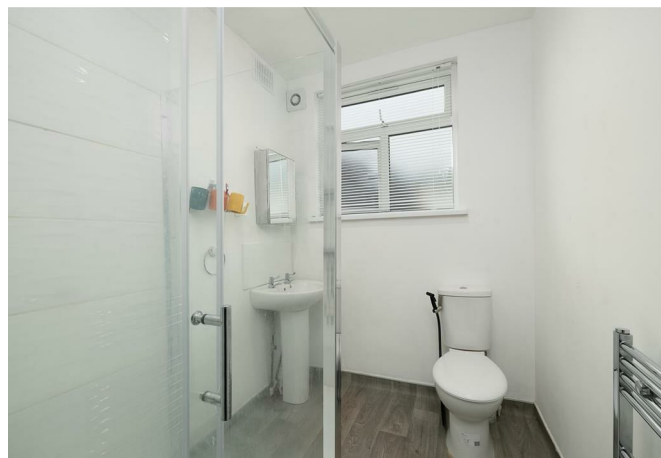
The principal reception room is a superb living space, featuring a striking bay window that fills the room with natural light. Elegant glass pocket doors open seamlessly into the generous kitchen/dining room, creating an excellent flow for both everyday living and entertaining. The kitchen offers ample space for a large dining table and chairs, while a rear lobby provides convenient access to the courtyard garden.

Stairs rise to the first floor where three well-proportioned bedrooms, two doubles and one single, arranged around a contemporary shower room, offering flexible accommodation for families or working professionals.

Externally, the property benefits from a private rear courtyard garden, ideal for low-maintenance outdoor living. A particular feature of the home is the impressive head-height cellar spanning the full width of the property, complete with plumbing for a washing machine, radiator already installed and electricity, providing excellent storage and utility space. A great space to redevelop as a gym, cinema room or cocktail drink bar.

A stylish and conveniently positioned home, ready to move straight into and enjoy. Excellent location, near by parks on a quiet and residential area.

Early viewing is highly recommended.



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Ground Floor

Lounge	13'0" x 12'10" (3.98 x 3.92)
Kitchen/Diner	15'10" x 12'4" (4.84 x 3.78)
WC	2'9" x 4'4" (0.86 x 1.33)

First Floor

Shower Room	5'3" x 7'8" (1.61 x 2.36)
Bedroom 1	12'7" x 13'3" (3.84 x 4.05)
Bedroom 2	9'9" x 11'11" (2.99 x 3.65)
Bedroom 3	5'3" x 8'10" (1.61 x 2.70)



Directions

From 99 Mutley Plain, head northeast along Mutley Plain toward Greenbank Avenue and continue onto Alexandra Road. Turn right onto Lipson Road, then turn left onto Sefton Avenue. Take the next right onto Clinton Avenue.

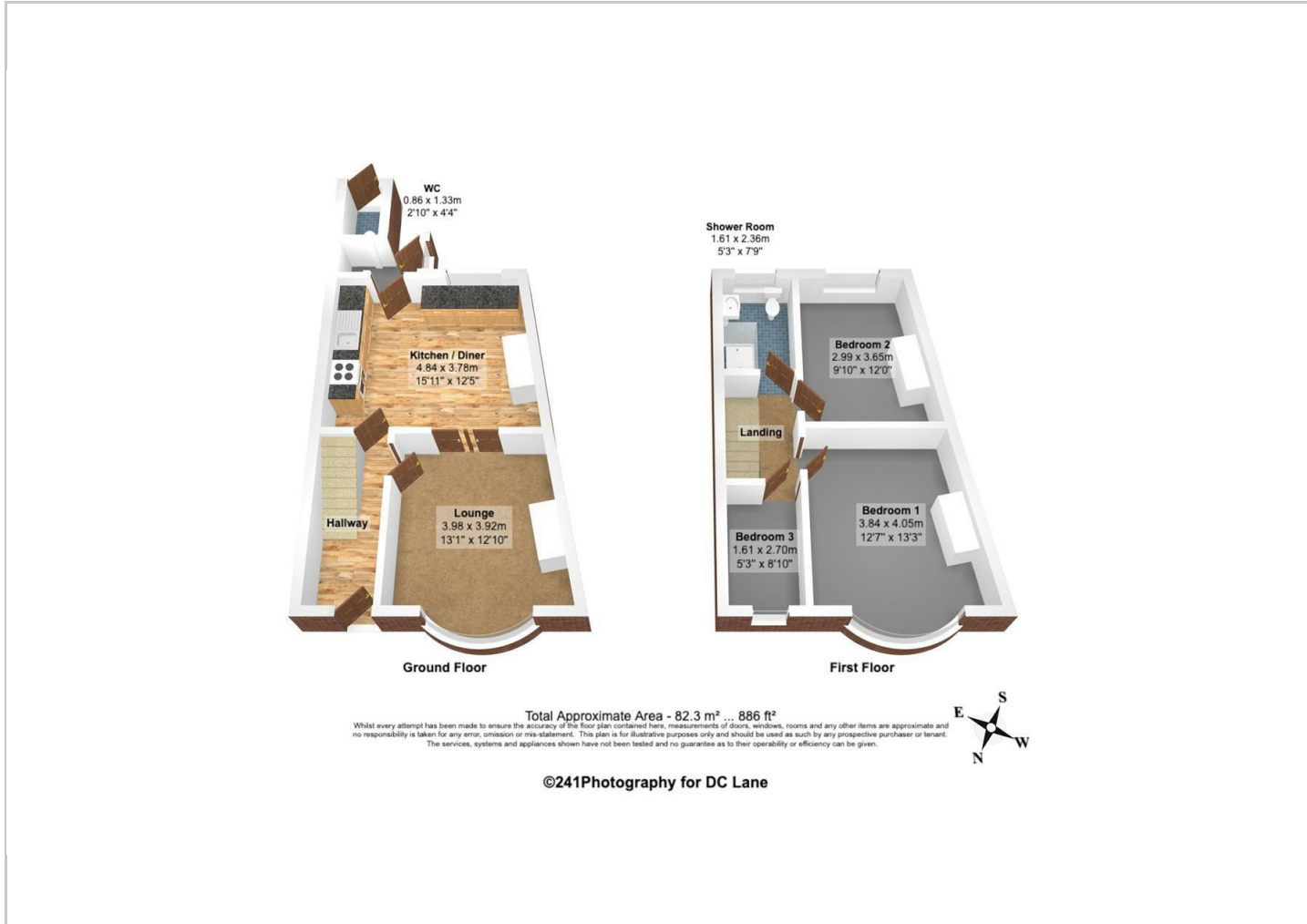
Council Tax Band: B

Scan for Material Information

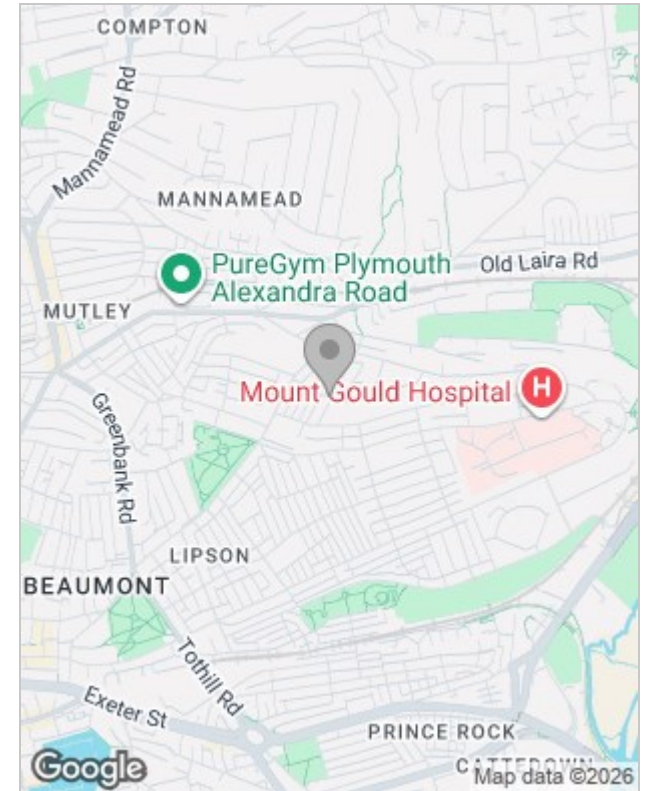




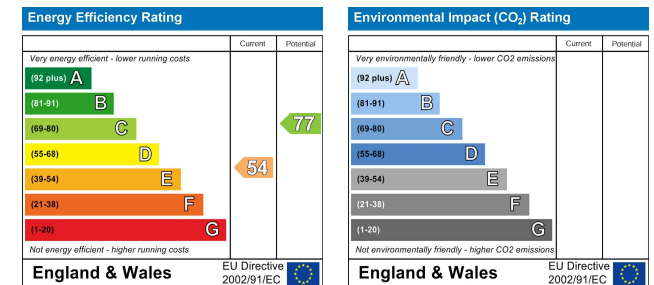
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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