



5, Ashley Place, Arundel Crescent, Plymouth, Devon, PL1 5DZ

# Guide Price £180,000



Located in the popular residential area of Ashley Place, just off Arundel Crescent, this mid-terrace home is being offered to the market with no onward chain and presents an excellent opportunity for first time buyers, investors or those looking to put their own stamp on a property. Conveniently situated within easy reach of Plymouth City Centre, the property also benefits from good access to local amenities, schools, transport links and nearby green spaces.

The accommodation is arranged over two floors and comprises a spacious lounge to the front aspect, providing a comfortable main reception space, with a separate dining room leading through to the fitted kitchen at the rear. Upstairs, the property offers two well-proportioned double bedrooms together with a family bathroom.



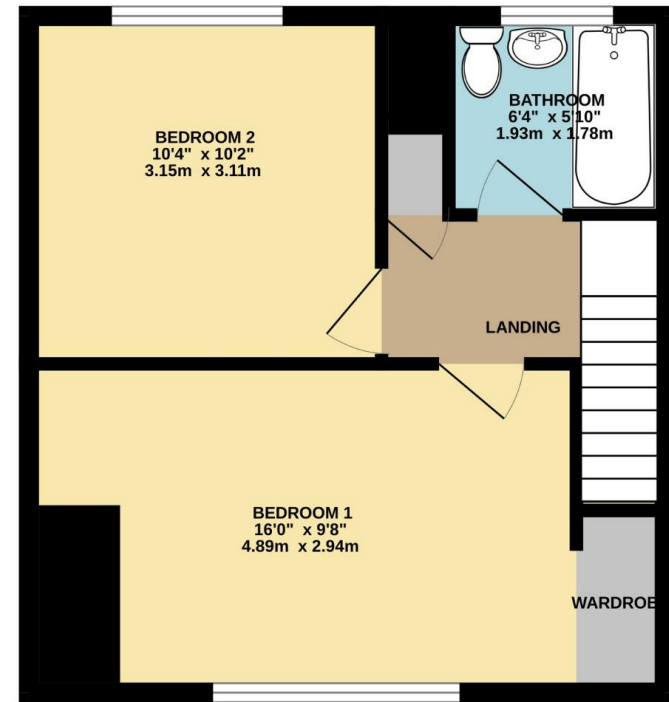
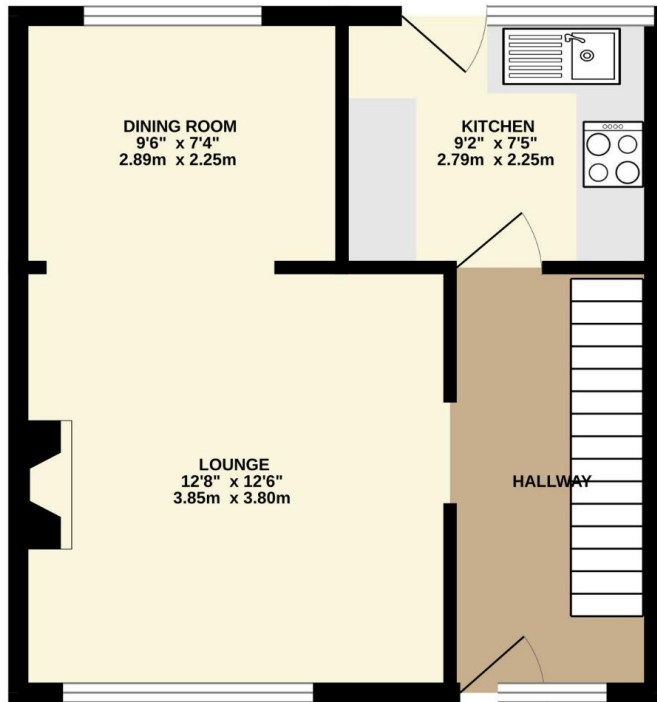
Owned by the current owner for the past 10 years, having been rented out for the last six years, the property offers a practical layout throughout and provides plenty of scope for a new owner to modernise or personalise to their own taste.

Externally, the property benefits from a south-facing rear garden, predominantly laid to patio for ease of maintenance, whilst also offering potential for off-road parking subject to any necessary consents.

With no onward chain, this is a fantastic opportunity for buyers seeking a conveniently located home close to Plymouth City Centre with excellent potential. Early viewing is highly recommended.

To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

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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