



11 St. Pancras Avenue, Pennycross, Plymouth, PL2 3RY

£190,000



This well-presented three bedroom terraced house offers spacious and practical accommodation, ideal for families or first-time buyers and situated in Pennycross, one of Plymouth's sought after locations with its popular choice of good schooling nearby including Pennycross Primary and All Saints Academy.

The property is entered via an entrance hall leading through to a comfortable lounge, providing a welcoming living space. To the rear is a modern kitchen/diner, fitted with a stylish white gloss kitchen complemented by grey worktops, offering ample storage and space for dining and entertaining.

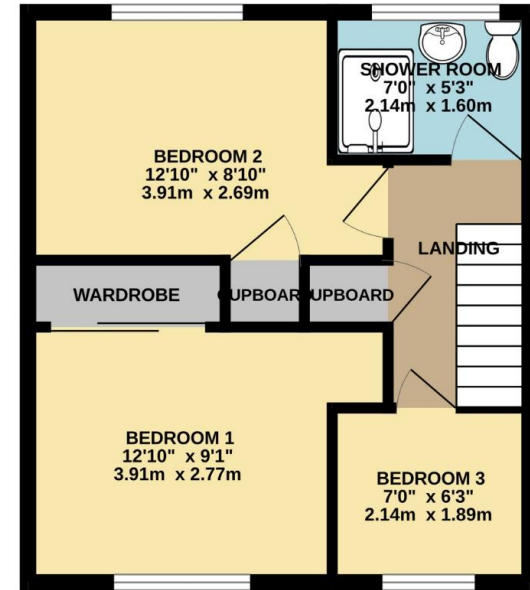
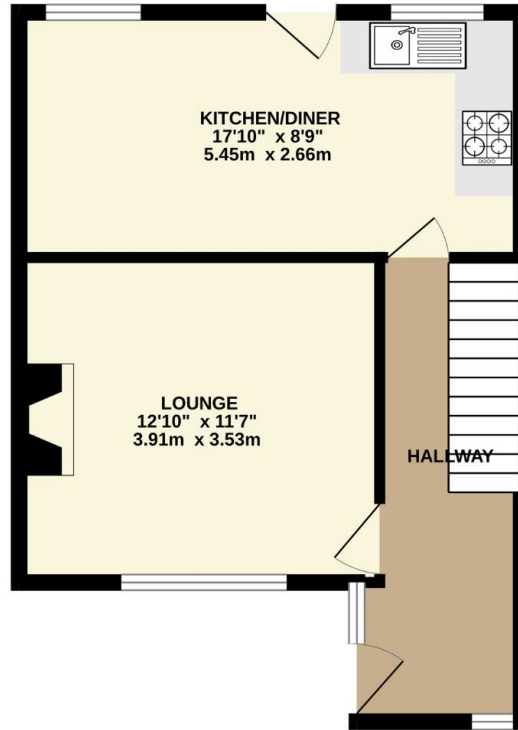
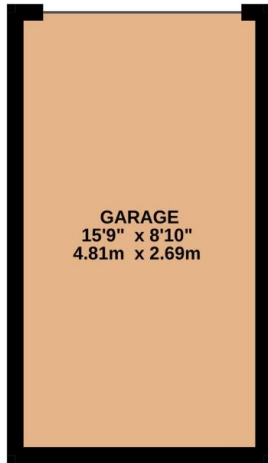
To the first floor are three bedrooms. The master bedroom benefits from sliding fitted wardrobes, while bedroom two includes a built-in cupboard/wardrobe. Bedroom three is a single room, ideal as a child's bedroom, home office or dressing room. The modern shower room features a walk-in double shower enclosure, wash hand basin, heated towel rail and WC. An airing cupboard housing the boiler is conveniently located on the landing.

Externally, the rear garden has been designed for low maintenance, with a combination of patio seating areas and astroturf, along with a rear pedestrian gate providing access to a single garage with an up-and-over door. Parking is available to the rear on an unrestricted, first-come first-served basis, with additional on-street parking available to the front of the property. This property is offered to the market chain free.



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





TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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