

Connells

St. Pancras Avenue
Plymouth

# St. Pancras Avenue
# Plymouth PL2 3RY

for sale
**£225,000**







## Property Description

We are delighted to introduce this well-presented three bedroom end-terrace home to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, dining room, kitchen, downstairs W.C, bathroom, front & rear garden and easy on-street parking.

Located in Pennycross, close to a host of local amenities, local parks and well-regarded schools, whilst offering easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a convenient downstairs W.C, followed by a spacious bright and airy lounge which flows effortlessly into the dining room, creating the perfect space for hosting and socialising, and a modern kitchen with matching wall and base units and access to the rear garden.

Continuing the good condition, on the first floor you will find two spacious double bedrooms with the second bedroom benefiting from built-in wardrobes, a further good-sized single bedroom and a shower room comprising walk-in shower, hand basin and W.C. completing this home.

Externally, this property offers a beautiful well-maintained, low-maintenance rear garden, a front garden and a easy on-street parking.

This property is an attractive opportunity to acquire a fantastic property and create a wonderful family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge
15' 7" x 12' 6" ( 4.75m x 3.81m )

### Dining Room
9' 3" x 8' 10" ( 2.82m x 2.69m )

### Kitchen
9' 7" x 9' 3" ( 2.92m x 2.82m )

### W.C.

## First Floor

### Bedroom One
12' 6" maximum x 9' 1" maximum ( 3.81m maximum x 2.77m maximum )

### Bedroom Two
12' 4" x 9' ( 3.76m x 2.74m )

### Bedroom Three
9' 8" maximum x 8' 3" maximum ( 2.95m maximum x 2.51m maximum )

### Shower Room

## Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover

the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







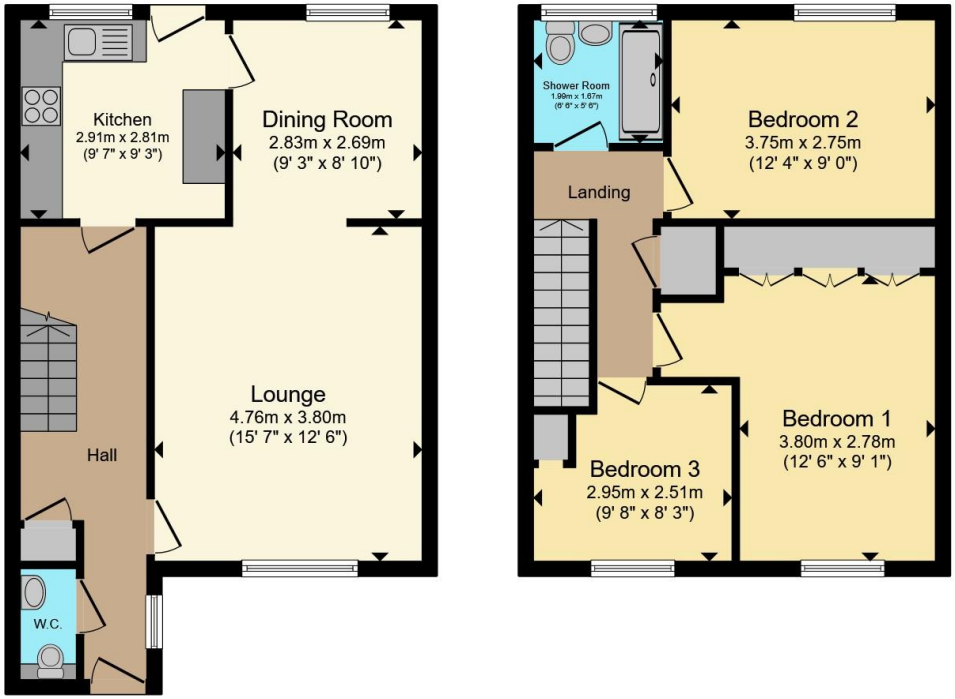









Sometime
and wonder
in a mental
Then I look
realize...maybe I already




**Ground Floor** **First Floor**

Total floor area 90.7 m² (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

**T 01752 674 467**
**E plymouth@connells.co.uk**

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: B

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/PLH314035**

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.