## Contact us

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Plymouth
PL4 7AA

(01752) 514500

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### Email us

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### Website

www.plymouthhomes.co.

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ymouth homes.co.uk

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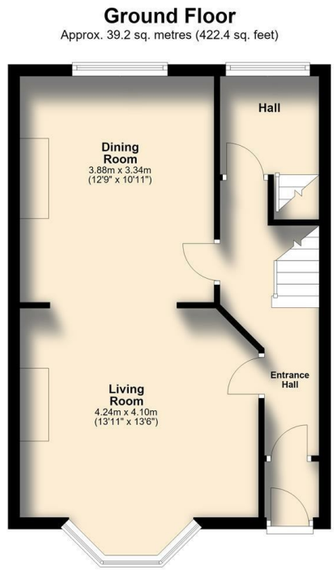
### Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19806771


## Floor Plans...




## Further Information...

*Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these*

PLYMOUTH HOMES ESTATE AGENTS









- AUCTION PROPERTY
- CENTRAL LOCATION
- THREE FLOORS
- TWO BEDROOMS
- TWO RECEPTIONS
- ENCLOSED GARDEN
- NO ONWARD CHAIN
- ENERGY RATING: BAND D

# 28 Kinross Avenue, Lipson, Plymouth, PL4 7EX

We feel you may buy this property because....

Because of the versatile accommodation on offer and potential to put your own mark on this period property.

**Guide Price**

**£160,000**

www.plymouthhomes.co.uk

**Number of Bedrooms**
2

**Property Construction**
Add text here

**Heating System**
Add text here

**Water Meter**
Add text here

**Parking**
Add text here

**Outside Space**
Add text here

**Council Tax Band**

**Council Tax Cost 2021/2022**
Full Cost: Add text here
Single Person: Add text here

**Stamp Duty Liability**
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.




## *Introducing*

Plymouth Homes and Auction House South West are delighted to present to the market this versatile period property situated within proximity to a range of amenities aswell as Lipson Schools. The property is spread across three floors and comprises entrance vestibule, entrance hall, living room, dining room, two double bedrooms, family bathroom and a good sized, lower ground floor kitchen. Externally there is an enclosed garden which has a patio seating area aswell as an area laid to lawn. Further benefits include double glazing and central heating. A viewing can be highly recommended.

Guide Price £160,000 (plus fees). For sale via Livestream Auction on Wednesday 9th December 2026 starting at 11am. Legal pack available to download free of charge via the Auction House South West website https://www.auctionhouse.co.uk/southwest/auction/lot/154574

## *The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**
Entry is via a glazed door opening into entrance vestibule.

**ENTRANCE VESTIBULE**
With door opening to:

**ENTRANCE**
With dado rail, radiator, understairs storage cupboard, stairs rising to first floor landing.

**LIVING ROOM**
13'10" x 13'5"
A lovely sized reception room with double glazed bay window to the front, feature marble fireplace, radiator, picture rail, coving to ceiling, opening to:

**DINING ROOM**
12'8" x 10'11"
With double glazed window to the rear, fireplace, radiator, picture rail, coving to ceiling.

**HALL**
With stairs descending to the lower ground level.

**FIRST FLOOR**

**LANDING**

**BATHROOM**
5'5" x 5'4"
Fitted with a three-piece suite comprising panelled bath with electric shower, pedestal wash hand basin, low-level WC, tiled splashbacks, frosted double glazed windows to the side and rear.











**BEDROOM 1**
17'3" x 13'11"
A lovely sized double bedroom with double glazed window to front, double glazed bay window to the front, feature fireplace, radiator.

**BEDROOM 2**
12'8" x 11'2"
A further double sized bedroom with double glazed window to the rear, feature fireplace, built in cupboard, radiator, picture rail, coving to ceiling.

**LOWER GROUND FLOOR**

**KITCHEN**
16'7" x 12'3"
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, sash cord window to rear, radiator, wall mounted boiler serving the heating system and domestic hot water, gas hob with cooker hood above, eye level oven, door opening to patio seating area.

**OUTSIDE**

**FRONT**
At the front of the property there is a pathway proving access to the front door.

**REAR**
The rear of the property opens to an enclosed garden measuring 5.18m (17’09) in width x 5.79m (19’10) in length which has a patio seating area as well as an area laid to lawn. There is also an outside storage shed aswell as a gate proving access to rear lane.

**AGENT'S NOTE**
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Further details are also available via the Auction House South West website using the link https://www.auctionhouse.co.uk/southwest/auction/lot/154574 or by calling (01752) 474200.

VIEWINGS
Regular block viewing sessions will be provided in the lead up to the auction. The last viewing date before the auction will be 2nd of December 2026. Please telephone Auction House South West to request a viewing on (01752) 474200.

NOTICE TO BIDDER

Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction.

Administration Fee: £1200 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1200 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**AGENT'S NOTE**
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.





