



**DC**  
LANE  
SELL • LET • MANAGE

65 Townshend Avenue, Plymouth, PL2 1PB

Offers in excess of £130,000

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Offers in excess of £130,000

# 65 Townshend Avenue

Plymouth, PL2 1PB

- Mid Terraced House
- Popular Keyham Location
- Large Cellar
- Spacious Accommodation
- Ideal FTB/ Investment Opportunity
- Two Double Bedrooms
- Two Reception Rooms
- Modern Shower Room
- Gas Central Heating
- No Onward Chain

DC Lane are delighted to present this mid terraced house in the popular residential location of Keyham, close to Plymouth dockyard and within easy access to the City Centre and A38.

This much loved family home has been in the same family for many years and would benefit from cosmetic redecoration. The entrance vestibule has decorative Victorian tiling and opens into the hallway. The spacious living room has a bay window. Separate dining room offers entertaining space and opens into the well proportioned kitchen which boasts an abundance of wall and base units and easily affords space for dishwasher and washing machine. Rear door access leads to the courtyard garden which is shielded by trellis and greenery making a nice garden space to relax within. A door opens into the cellar, great for extra storage or a workshop. Stairs rise to the first floor whereby the master bedroom spreads across the width of the property. There is a second double bedroom and a modern shower room.

An ideal property for a first time buyer wanting to step onto the property ladder and making this home decoratively their own or an investment opportunity for a landlord wishing to add to their portfolio in this popular location. Additional benefits include gas central heating, double glazing and no onward chain.

Please call DC Lane for a viewing today !



## Ground Floor

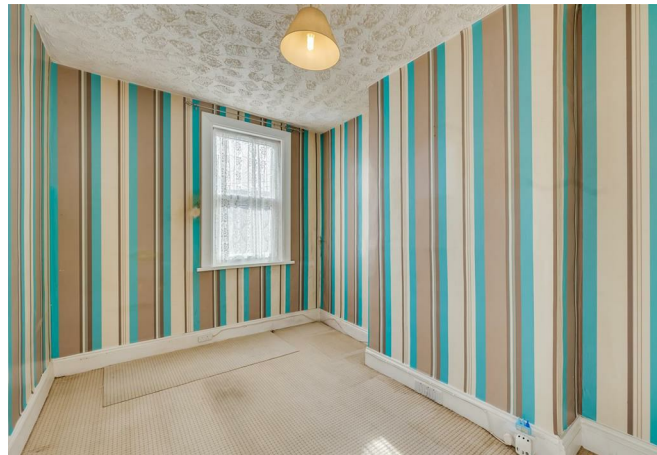
Living Room	11'9" x 12'5" (3.60 x 3.80)
Dining Room	11'9" x 12'4" (3.60 x 3.76)
Kitchen	6'6" x 12'9" (2.00 x 3.90)

## First Floor

Bedroom One	15'5" x 12'5" (4.70 x 3.80)
Bedroom Two	8'8" x 12'4" (2.66 x 3.76)
Shower Room	8'11" x 3'10" (2.72 x 1.18)

External

Cellar





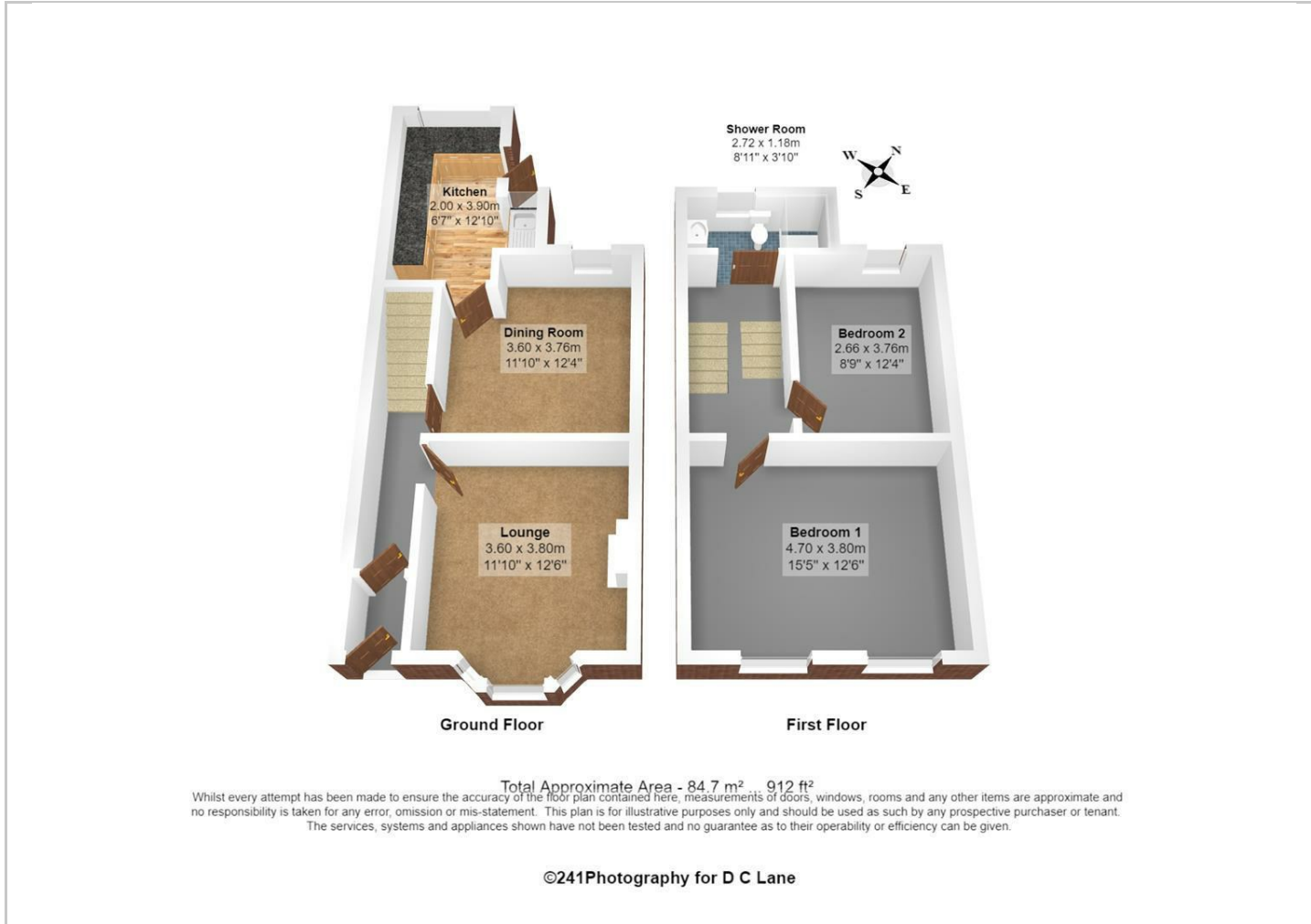
## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the forth exit onto Alma Road. Bear slight left onto Outland Road / A3064 and Continue to follow A3064 for 0.2 mi. At the roundabout, take the 2nd exit onto Wolseley Rd/A3064 0.3 mi and Turn left onto Henderson Pl. At the roundabout, continue straight onto Royal Navy Ave Go through 1 roundabout for 0.3 mi and Turn left onto Barton Ave. Turn left onto Parkside and then Turn right onto Townshend Ave, the property can be found on the right.





## Floor Plans

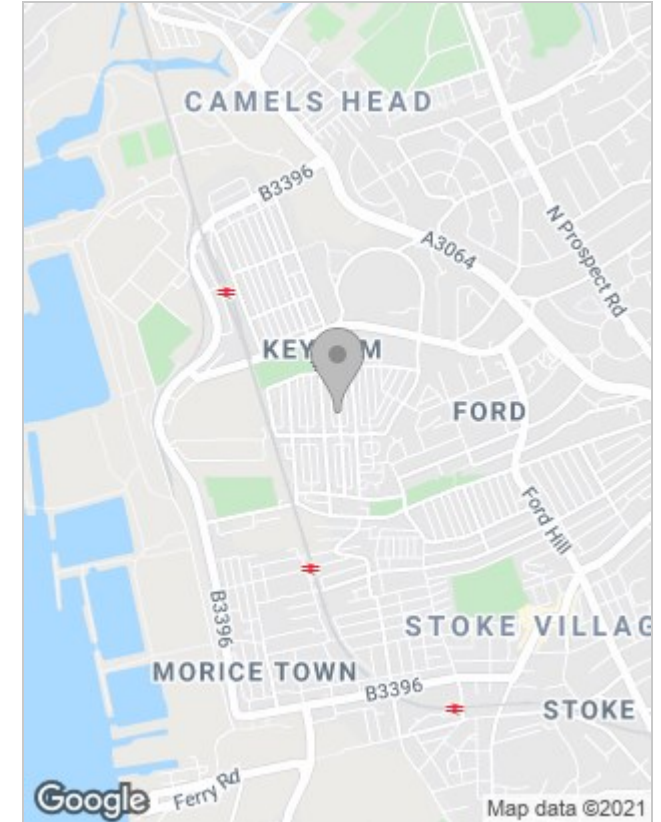


## Viewing

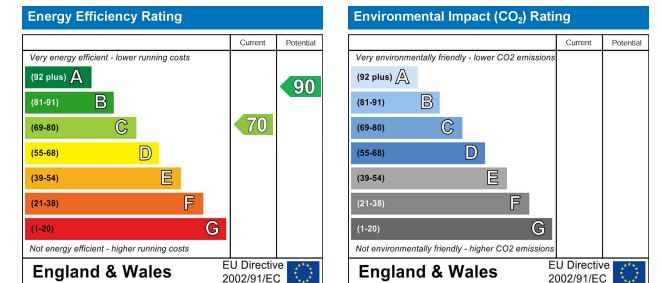
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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