



SELL • LET • MANAGE

Stangray Avenue, Plymouth, PL4 6PU

£220,000 Freehold

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£220,000

# Stangray Avenue

Plymouth, PL4 6PU

- Mid Terraced Family Home
- Central Location
- New Kitchen & Bathroom
- New Boiler
- No Onward Chain
- Three Bedrooms
- Partly Refurbished
- Light & Airy Throughout
- Rear Garden
- Council Tax Band B

DC Lane are delighted to present to the market this mid terraced family home in a great central location and within a short walk of the railway station, University, City Centre and just moments from Central Park.

This is a rare opportunity to acquire a family home that has been partly refurbished that very much sits as a blank canvas allowing the purchaser to put their own individual style on the cosmetic redecoration and further works that the property requires.

The accommodation comprises of entrance porch, entrance hallway, living room with square bay window, open plan kitchen/diner with partly refitted modern kitchen and plentiful space for dining table, three bedrooms (two doubles and single) and the majority of a new bathroom suite has been fitted.

The rear porch could benefit from some remedial work and leads to the rear garden which is mainly laid to lawn and pedestrian gate access.

Neutrally decorated throughout, new boiler, partly new double glazing and no onward chain this light and airy home will appeal to a variety of buyers and a viewing is highly recommended to ascertain the suitability of the property.



## Ground Floor

Lounge 12'5" x 15'10" (3.80 x 4.85)

Kitchen/Diner 18'9" x 12'9" (5.72 x 3.90)

## First Floor

Bedroom One 11'2" x 15'10" (3.41 x 4.85)

Bedroom Two 11'2" x 12'9" (3.41 x 3.90)

Bedroom Three 7'0" x 8'7" (2.15 x 2.62)

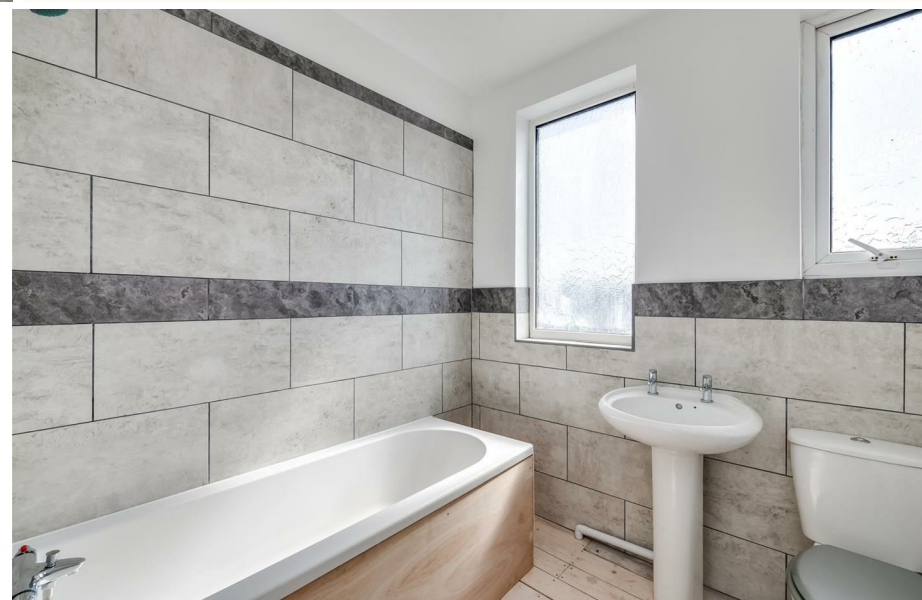
Bathroom 7'0" x 6'9" (2.15 x 2.07)



## Directions

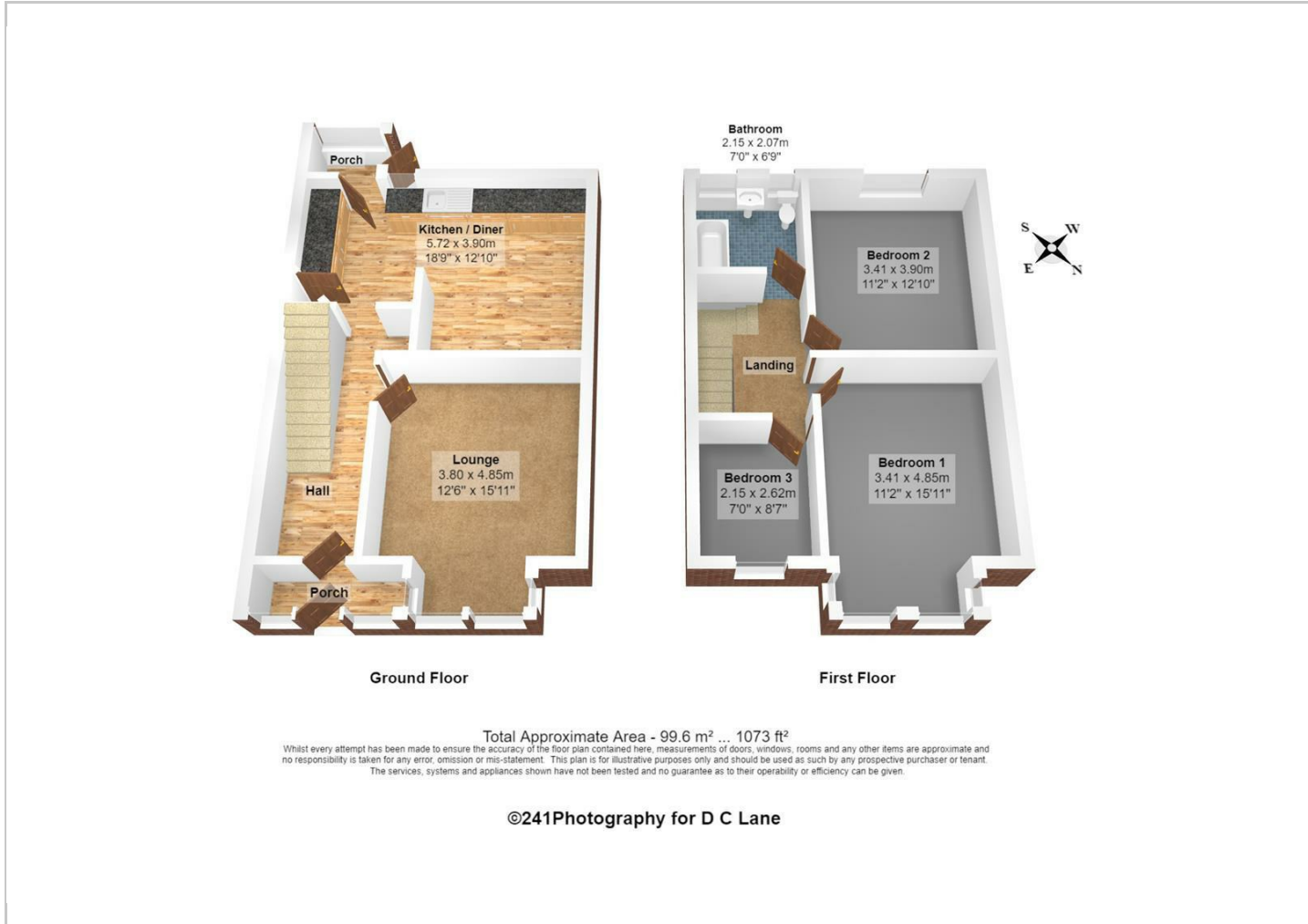
Heading South on Mutley Plain, turn right into Ford Park Road. You will find Stangray Avenue approximately 400 meters on the left and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

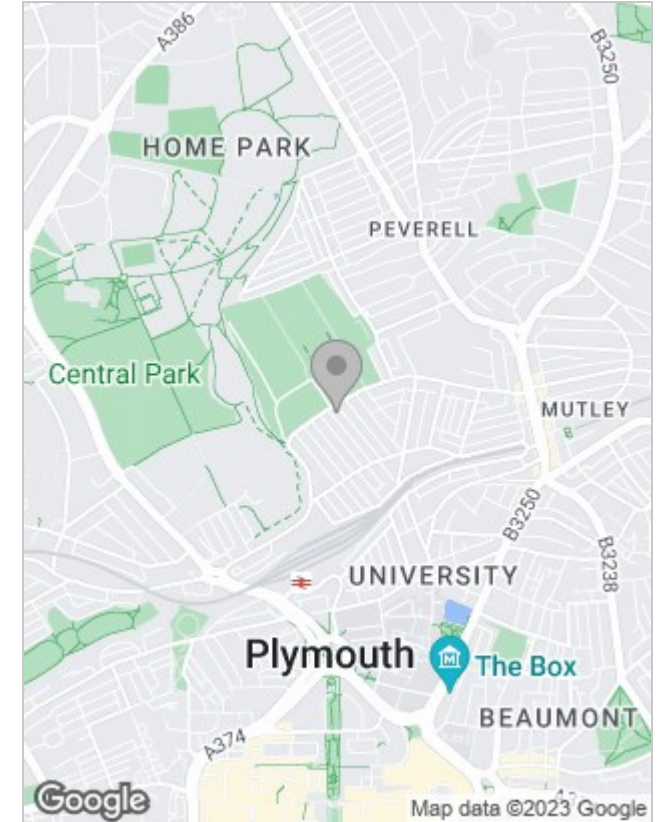


## Viewing

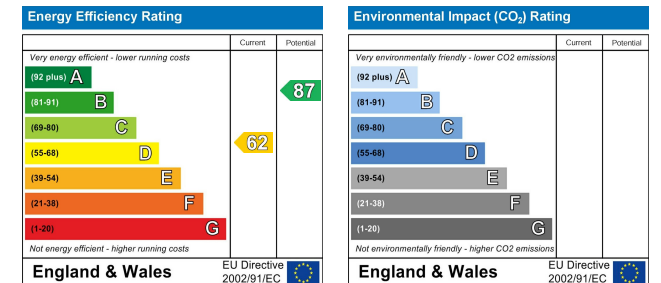
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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