



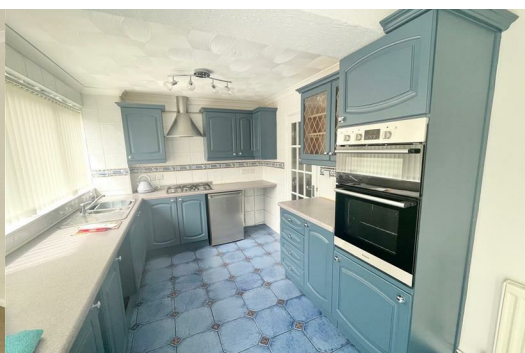
## 72 St Pancras Avenue

Manadon, Plymouth, PL2 3RY

£210,000



Being sold with no onward chain is this lovely 3-bedroom property which has been redecorated and re-carpeted. The accommodation comprises an entrance hall, lounge, kitchen/dining room, downstairs cloakroom/wc, 3 bedrooms and a shower room. Southerly-facing enclosed rear garden. The property benefits from double-glazing & gas-fired central heating.



## ST PANCRAS AVENUE, PL2 3RY

### ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor. Built-in storage cupboard.

### DOWNSTAIRS CLOAKROOM/WC 4'8" x 2'8" (1.43 x 0.82)

Fitted with a low level toilet. Obscured double-glazed window to the front elevation.

### LOUNGE 12'3" x 13'11" at widest points (3.75 x 4.25 at widest points)

Double-glazed window to the front elevation.

### KITCHEN/DINING ROOM 18'11" x 8'8" (5.77 x 2.65)

Double-glazed windows to the rear elevation. Sliding double-glazed patio doors leading out onto the rear garden. Within the kitchen area there is a series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric double oven, 5-ring gas hob with an extractor hood above. Space for washing machine. Space for under-counter fridge and freezer. Tiled floor.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard with slatted shelving. Loft hatch.

### BEDROOM ONE 9'1" x 11'1" to wardrobe face excl door recess (2.77 x 3.38 to wardrobe face excl door recess)

Double-glazed window to the front elevation. Range of fitted wardrobes along one wall including storage, hanging and drawer space.

### BEDROOM TWO 12'4" x 9'1" (3.76 x 2.78)

Double-glazed window to the rear elevation.

### BEDROOM THREE 9'8" x 8'2" (2.95 x 2.49)

Double-glazed window to the front elevation. Wall-mounted gas boiler. Built-in storage cupboard.

### SHOWER ROOM 6'4" x 5'6" (1.94 x 1.68)

White modern suite comprising a walk-in shower with a shower unit and spray attachment, pedestal wash basin and a low level toilet. Fully-tiled walls. Obscured double-glazed window to the rear.

### OUTSIDE

To the front there is a small lawned and planted area. To the rear, there is an enclosed garden with block walling. There is a brick-paved area adjacent to the rear of the property leading to a detached block-built store. There are paved and planted areas and a gate leads to a rear lane.

### COUNCIL TAX

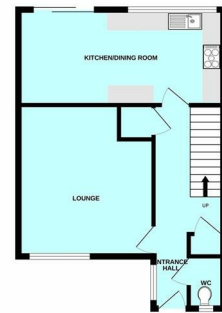
Plymouth City Council  
Council tax band A

## Area Map

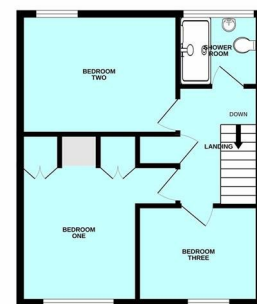


## Floor Plans

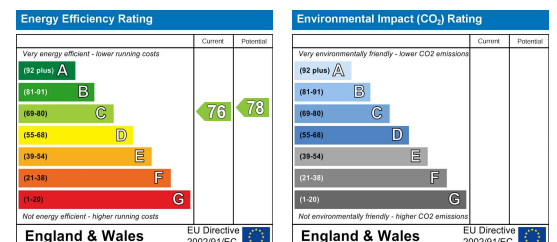
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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