



## 216 St. Pancras Avenue

Pennycross, Plymouth, PL2 3TN

**£190,000**



A end terrace family home in need of some updating in Pennycross. The accommodation comprises entrance hall, open plan lounge/diner, kitchen, utility, 3 bedrooms, bathroom and separate wc. There is a front and rear garden. No chain.





ST. PANCRAS AVENUE, PENNYCROSS, PLYMOUTH, PL2 3TN

ACCOMMODATION

Entrance via a uPVC double-glazed door which opens into an entrance hall.

ENTRANCE HALL 8'11" x 5'8" (2.74 x 1.73)

Door into the lounge/dining room. Staircase rising to the first floor landing. Further door into the kitchen.

LOUNGE/DINER 18'3" x 14'0" (5.57 x 4.28)

Dual aspect room with uPVC double-glazed window to the front & rear. Feature fireplace with wood mantle & surround with gas fire which is not currently operational. Ample space for a dining table. Further door leads from the dining area to the kitchen.

KITCHEN 9'10" x 8'11" (3.01 x 2.72)

Matching base & wall mounted units to include fitted oven. Roll edge laminate work surfaces have inset 4 ring gas hob with a filter hood over. Tiled-splash back. Stainless steel sink unit with mixer tap. uPVC double-glazed window to the rear. uPVC double-glazed door to the rear garden. Door into the utility.

UTILITY 6'10" x 6'6" (2.09 x 2)

Wooden obscured leaded light glazed door opens to the front. Wall mount Biasi boiler. Position for a fridge/freezer, washing machine & tumble dryer.

FIRST FLOOR LANDING

Doors leading off to the bedrooms, bathroom & wc. uPVC double-glazed window to the rear.

BEDROOM ONE 12'4" x 9'10" (3.78 x 3)

uPVC double-glazed window to the front. Doors to fitted storage cupboards.

BEDROOM TWO 11'0" x 10'0" plus door access (3.37 x 3.06 plus door access)

uPVC double-glazed window to the front. Access hatch to roof void.

BEDROOM THREE 8'0" x 7'11" (2.45 x 2.42)

uPVC double-glazed window to the rear.

WC 4'4" x 2'5" (1.33 x 0.75)

Close coupled wc. Walls have aqua boarding with dado rail.

BATHROOM 5'4" x 4'11" (1.64 x 1.52)

Panelled bath with a fitted shower over. Wash hand basin inset into grey high gloss vanity storage cupboards below. Obscured uPVC double-glazed window to the rear. Walls have aqua boarding.

GARDEN

Front & rear garden. Shared steps lead down to a path which leads to the front door. Main section of front gardens laid to lawn. The rear garden is laid to lawn which backs onto woodland.

COUNCIL TAX

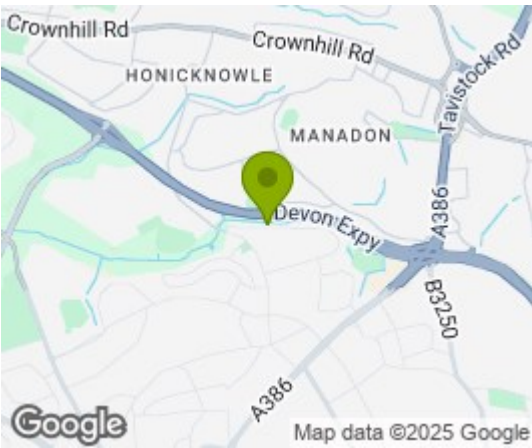
Plymouth City Council

Council Tax Band: A

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

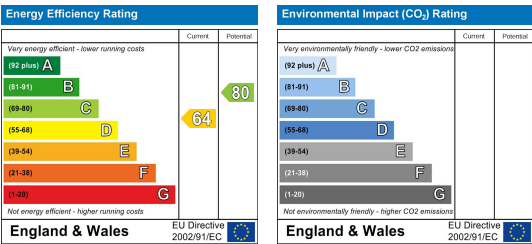
Area Map



Floor Plans



Energy Efficiency Graph



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