



## 21 St. Pancras Avenue

Plymouth, PL2 3RY

**£165,000**



In need of modernisation is this mid-terrace property with the accommodation comprising an entrance hall, lounge, open-plan kitchen/diner, 2 bedrooms, bathroom & a store room. There is a front & enclosed rear garden with a gate giving access out to where the garage is located. No onward chain.





ST PANCRAS AVE, PLYMOUTH, PL2 3RY

ACCOMMODATION

ENTRANCE

An obscured uPVC double-glazed door opens into;

ENTRANCE HALL 16'6" x 6'9" (5.05 x 2.06)

Single-glazed window to front. Staircase rising to the 1st floor landing with storage cupboard under. Door to storage cupboard. Entrance to kitchen & the room opens into the lounge.

LOUNGE 12'11" x 11'6" (3.95 x 3.52)

uPVC double-glazed window to front.

KITCHEN/DINER 18'8" x 8'9" (5.71 x 2.68)

An open-plan room with matching base & wall mounted units with space for a cooker. Square edge work surfaces have inset stainless steel sink unit. 2 uPVC double-glazed windows to rear. uPVC door opening out to the rear garden. Ample space for a dining table.

FIRST FLOOR LANDING 11'4" x 5'10" (3.47 x 1.8)

Doors leading off to the bedrooms, storage cupboard & twin doors opening into the bathroom. Access hatch to roof void.

BEDROOM ONE 11'7" narrowing to 8'11" x 12'8" narrowing to 7'3" (3.55 narrowing to 2.74 x 3.88 narrowing to 2.23)

uPVC double-glazed window to front.

BEDROOM TWO 10'9" x 8'10" (3.28 x 2.71)

uPVC double-glazed window to rear. Door to storage cupboard.

STORE 5'10" x 3'4" (1.8 x 1.04)

High level single-glazed window to front. Wall mounted Vaillant boiler.

BATHROOM 7'10" x 5'4" (2.41 x 1.63)

Matching suite of panelled bath, pedestal wash hand basin & low level wc. Obscured uPVC double-glazed window to rear.

OUTSIDE

The property is approached via a couple of steps leading down to the front door bordered by sections of front garden on either side. To the rear is an enclosed garden laid for ease of maintenance with a courtesy gate opening out to the where the garage is located.

GARAGE

Up & over door.

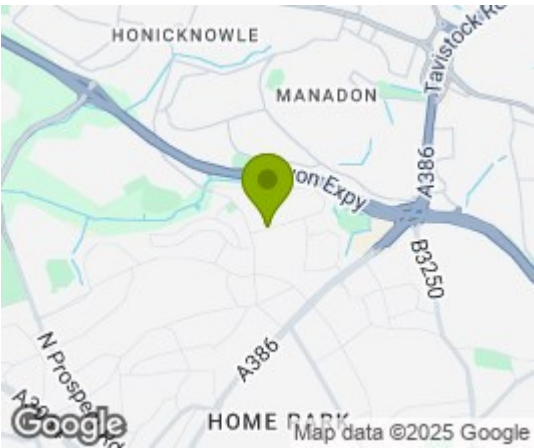
COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

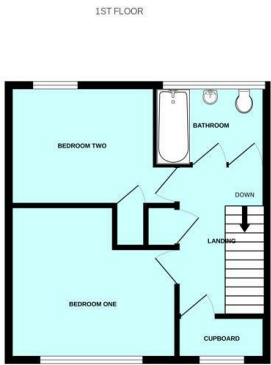
AGENTS NOTE

Tenure - Freehold.

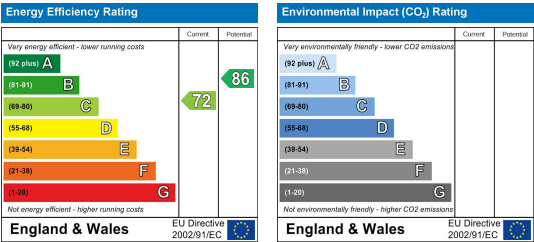
Area Map



Floor Plans



Energy Efficiency Graph



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