



Falcon

01752 600444

**66 Greenbank Avenue**

Lipson, Plymouth, PL4 8PX

Guide Price £280,000 - £290,000





## In Brief

### A stunning 5 bedroomed terraced family home in tree lined road. Bags of Character

<b>Reception Rooms</b>	Fabulous Living room separate dining room and breakfast room	<b>Parking</b>	On street parking ( restrictions may apply )
<b>Bedrooms</b>	5 Bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	1725 sq ft		
<b>Tenure</b>	Freehold		

## Description

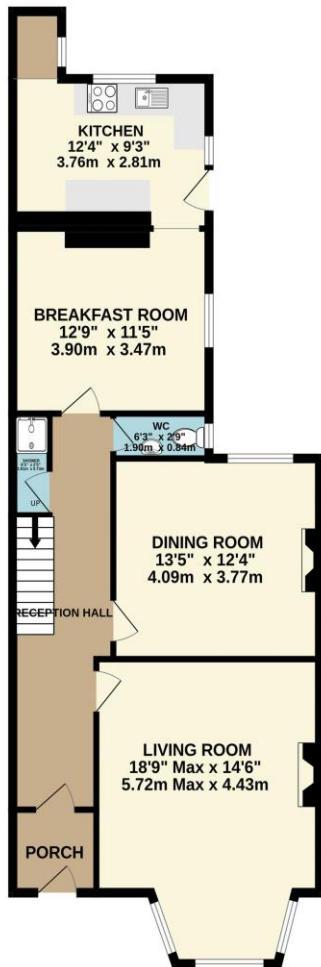
Located in this fabulous tree lined road is this beautifully presented and highly characterful 5 bedroomed family home. As you enter the property you will immediately get a feel for the period features such as the stripped wooden floorboards, stunning ceiling features and a wonderful staircase with carved newel post, spindles and balustrade. there is a large living room and a separate dining room, the dining room has a period style fire place as a focal point. There is a breakfast room which leads through to the kitchen which has been well fitted with a stylish range of contemporary style units which include an integral oven and hob. There is a downstairs W/C. Off the first floor landing to the rear of the house there are two bedrooms and a modern bathroom that has both a bath and a separate shower cubicle. Off the main landing at the front of the house there are three further bedrooms. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a lovely enclosed courtyard garden that has been laid to patio and enjoys a sunny aspect. Outside garden shed and folding opening gates that lead into the rear service lane. There is obviously potential here to bring a car in off the road. this really is a fabulous property in a great location that is a short walk of Freedom Fields Park, Tothill Park and the City Center. The property is being sold with NO ONWARD CHAIN !!

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# Floor Plans

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

