



Falcon

01752 600444

32 Rosebery Avenue

St Judes, Plymouth, PL4 8SU

Guide Price £220,000 - £225,000





In Brief

A lovely 3 bedroomed spacious family home with enclosed garden.

Reception Rooms Living room and separate dining room

Bedrooms 3 Good sized bedrooms, bathroom + shower room!

Heating Gas central heating

Parking On street parking

Area 989 sq ft

Council Tax B

Tenure Freehold

Description

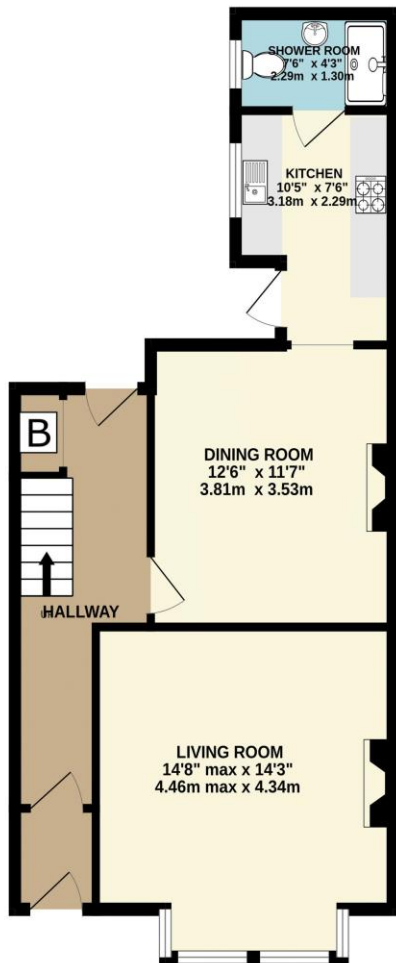
Located in this excellent and established residential area is this well cared for and modernised 3 bedroomed terraced family home. Off the reception hallway you have a good sized living room to the front. There is a lovely separate dining room that leads through to the kitchen. The kitchen is well fitted with a range of contemporary units that includes a built in oven and hob. To the rear of the property is a downstairs shower room with w/c. Such a bonus to have this shower room as well as the upstairs bathroom! Off the first floor landing there are three good sized bedrooms and a modern fitted bathroom. The attic is a good size with plenty of potential to extend into it with another room subject to the usual planning consents etc. The property comes with gas central heating (Boiler last serviced in July 2023 and was installed new in 2016)) and upvc double glazing. The rear single storey tenement was rebuilt in 2014 and both the kitchen and bathroom were renewed at the same time. The property does have a great open outlook across neighbouring rooftops and takes in sea in Plymouth Sound in the distance. Outside to the rear there is an enclosed walled courtyard garden. The property is brilliantly situated close to some local shops, parks and the city center is a short distance away. The house is being sold with no onward chain!

Need A Mortgage?

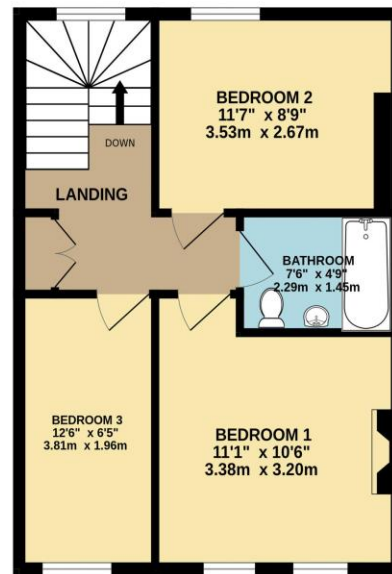
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

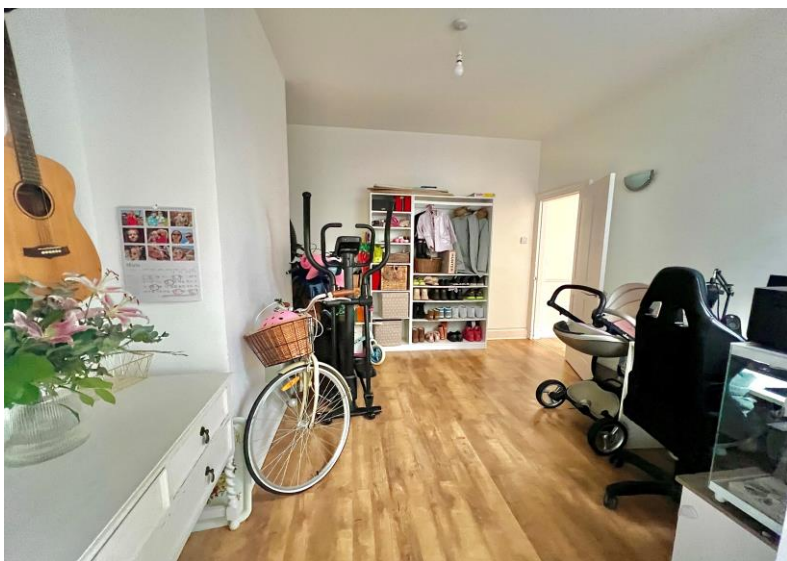
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

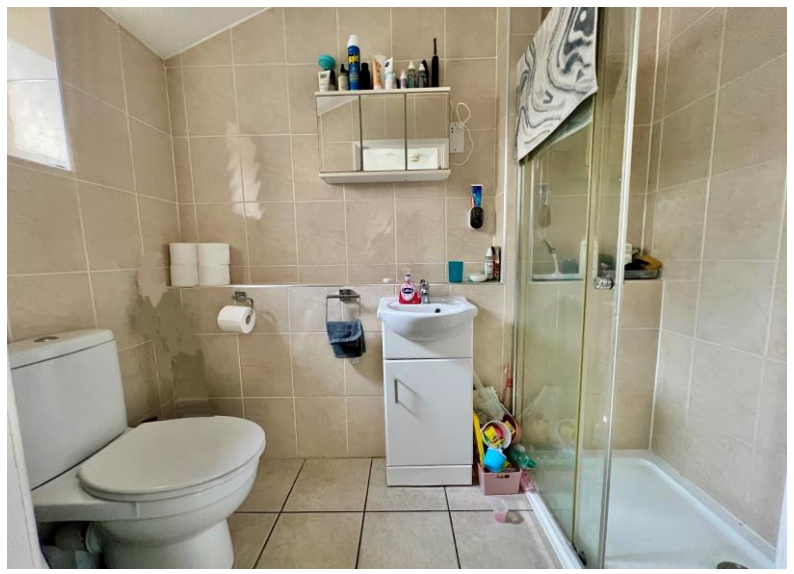


TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the 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.

