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Beatrice Avenue, Plymouth, PL2 1NU

£180,000 Freehold





£180,000

# Beatrice Avenue

Plymouth, PL2 1NU

- Mid Terraced House
- Keyham Location
- Spacious Accommodation
- Full Basement Floor
- No Onward Chain
- Two Double Bedrooms
- Recently Renovated Throughout
- On Road Parking
- Enclosed Courtyard Garden
- Council Tax Band A

DC Lane are delighted to present this charming mid terraced house located in Keyham and a short stroll to nearby parkland boasting picturesque views of the River Tamar and within easy access to the City Centre, A38 and major routes in all directions.

The accommodation comprises of vestibule opening into a light and airy hallway leading into two reception rooms and a new kitchen with rear garden access. Stairs rise to the first floor offering two double bedrooms serviced by a stylish well appointed bathroom with shower over the bath.

Externally there is an enclosed courtyard garden with gated rear service lane access, storage sheds and door to the basement which can also be accessed from the hallway. This fantastic space which spans the footprint of the property boasts various rooms which could be utilised in many ways.

This superb property further benefits from neutrally decorated throughout, no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.



## Ground Floor

Lounge	11'6" x 12'1" (3.53 x 3.70)
Dining Room	9'5" x 13'0" (2.88 x 3.98)
Kitchen	8'11" x 8'3" (2.72 x 2.52)

## First Floor

Bedroom One	15'0" x 12'1" (4.58 x 3.70)
Bedroom Two	9'4" x 13'0" (2.86 x 3.98)
Bathroom	8'11" x 5'4" (2.72 x 1.65)

## Basement

Room One	11'6" x 13'1", 68'10" (3.53 x 4,21)
Room Two	9'5" x 13'0" (2.88 x 3.98)



## Directions

Head South on Mutley Plain Turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 Continue to follow A386 0.7 mi Slight left onto Outland Rd/A3064 374 ft Slight right onto Wolseley Rd/A3064 0.2 mi At the roundabout, take the 1st exit onto St Levan Rd 0.5 mi At the roundabout, take the 3rd exit onto Alexandra Terrace 200 ft Turn left onto Ronald Terrace 302 ft Continue onto College Rd 295 ft Turn right onto Beatrice Avenue and the property is on the left.

**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

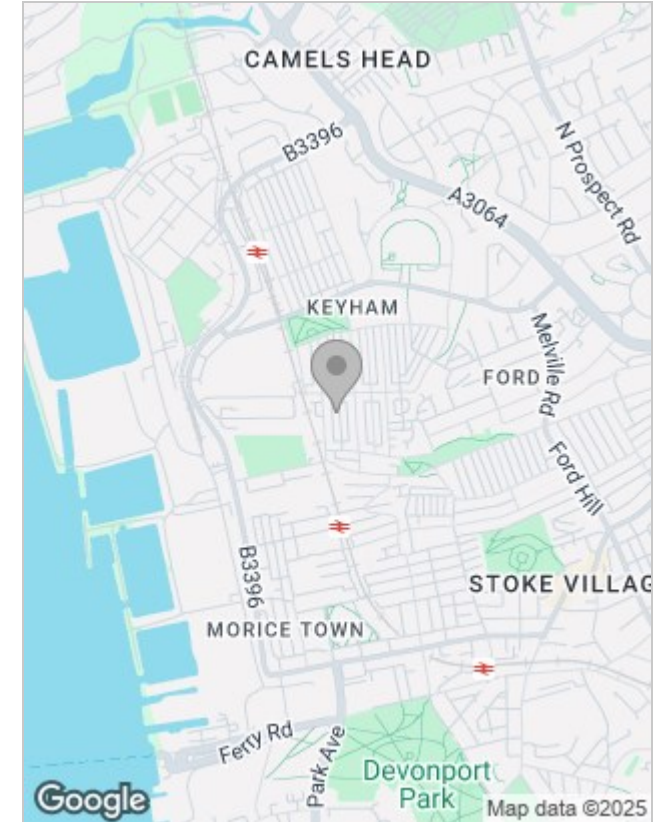


## Viewing

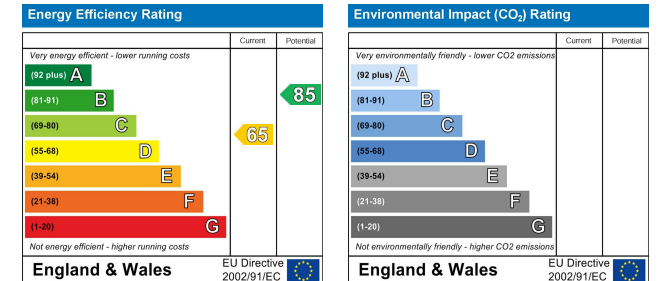
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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