WAINWRIGHT
ESTATE AGENTS









18 Stangray Avenue, Plymouth, PL4 6PT

Asking Price £242,500

****FOR SALE WITH NO ONWARD CHAIN****Mid terrace period style property for sale located in a popular central location of Plymouth. The accommodation briefly comprises lounge, separate dining room, modern kitchen with utility room, three bedrooms and modern bathroom. Other benefits include double glazing and gas central heating. To appreciate the size, location and all this property has to offer an internal viewing really is a must. EPC = D (65). Council Tax Band B. Freehold

LOCATION
Stangray Avenue is close to Central Park and conveniently positioned with a variety of local services found nearby on Mutley Plain and situated within walking distance of Plymouth University and City Centre.

ENTRANCE
Front door leading into the entrance vestibule with doorway leading into the hallway.

HALLWAY
Staircase rises to first floor. Under stairs storage cupboards, radiator, ceiling light point.

LOUNGE 15'1" x 12'6" (4.6 x 3.8)



A spacious lounge with Upvc double glazed bay window to the front aspect, various power points, radiator, and ceiling light.

DINING ROOM 12'2" x 10'6" (3.7 x 3.2)



Double glazed window to the rear aspect, various power points, radiator and ceiling light.

KITCHEN 8'2" x 7'7" (2.5 x 2.3)

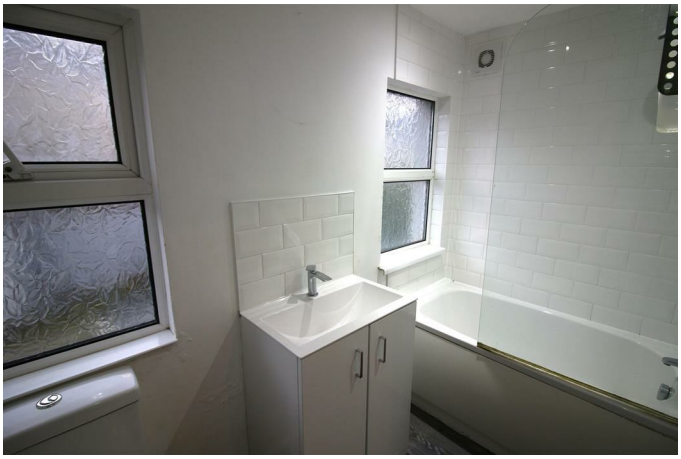


Double glazed windows to side and rear aspects, rolled edge work surfaces, base and drawer units, stainless steel sink, space for cooker, part tiled, ceiling spot lights and power points.

UTILITY AREA 5'7" x 4'7" (1.7 x 1.4)
Double glazed door to the rear courtyard garden, windows to the side and rear aspects, work top space, ceiling light and power points.

LANDING
Split level with doors to all rooms, ceiling light and access to roof space.

BATHROOM 8'2" x 4'7" (2.5 x 1.4)



Modern matching white bathroom suite comprising of panel bath with mixer shower over and shower screen, low level w.c., vanity unit with inset wash hand basin and storage below, heated towel rail, extractor fan, two double glazed windows to rear aspect and ceiling spot lights.



BEDROOM 1 15'5" x 9'6" (4.7 x 2.9)



Double glazed bay window to the front aspect, two storage cupboards, one housing the gas boiler which supplies the hot water and central heating system, various power points, radiator and ceiling light.

BEDROOM 2 12'6" x 10'6" (3.8 x 3.2)



Double glazed window to the rear aspect, various power points, radiator and ceiling light.

BEDROOM 3 8'10" x 5'7" (2.7 x 1.7)

Double glazed window to the front aspect, various power points, radiator and ceiling light.

OUTSIDE

To the rear of the property is an enclosed courtyard garden with pedestrian gate providing access to rear service lane. To the front steps lead to the entrance door, a low maintenance gravelled area and a further tiled area. Street parking is available by permit.

SERVICES

The property benefit from mains gas, mains electric, mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

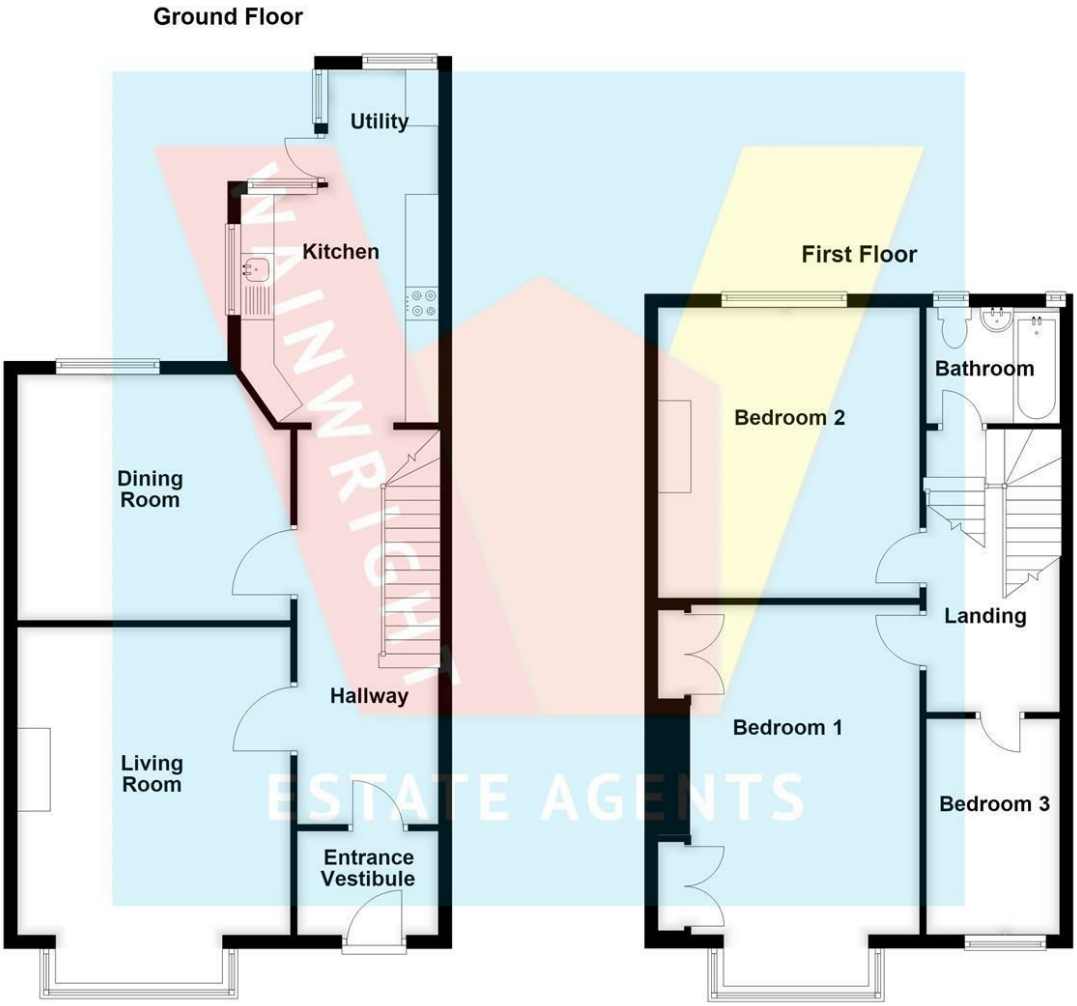
https://labs.thinkbroadband.com/local/index.php

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

AGENTS NOTE

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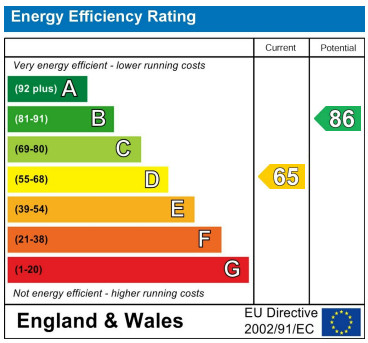
Floor Plan



Area Map



Energy Efficiency Graph



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