



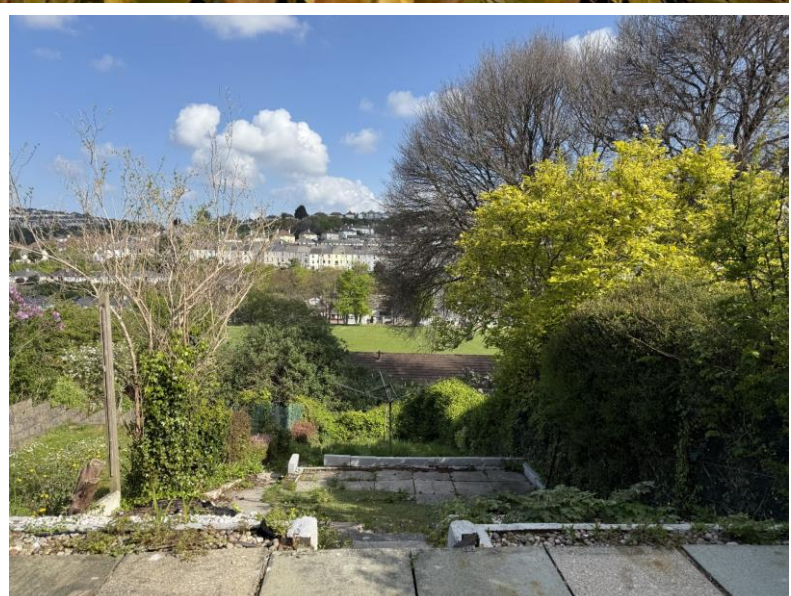
# Falcon

01752 600444

## 115 Sefton Avenue

Lipson, Plymouth, PL4 7HB

Guide Price £240,000 - £250,000







## In Brief

### Mid Terraced

**Reception Rooms** Living room Kitchen - Diner

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 884sqft

**Tenure** Freehold

**Parking** On Street Parking and garage

**Council Tax** B

## Description

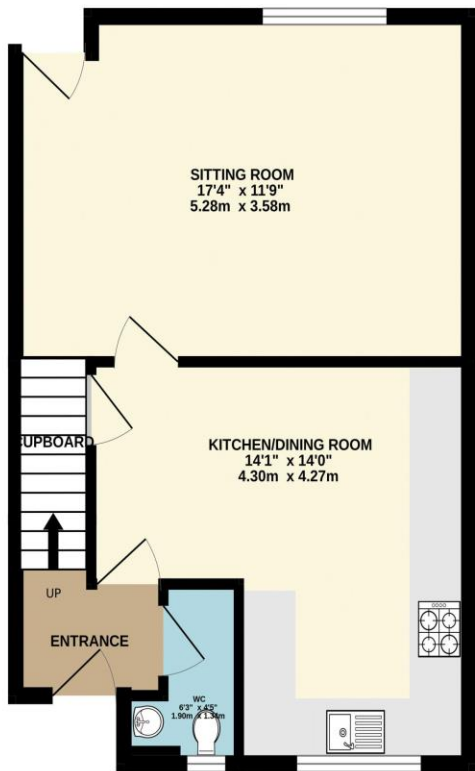
Tucked away in a quiet Cul-De- Sac location, this well presented three - bedroom mid- terraced property offers spacious modern living just a short distance from Plymouth city centre, Perfect for families or first time buyers , the home is offered to the market Chain Free and boasts a range of appealing features. The ground floor comprises of hallway and cloakroom W/C , a bright and stylish Kitchen/ diner that would benefit from attention. Spacious Living room with access to the rear garden and terraces. Upstairs the property offers a family bathroom, and two well proportioned double bedrooms and one single bedroom. Outside the property benefits from a Large tiered rear garden, with open views and no properties overlooking, creating a peaceful and private outdoor space. The home includes gas central heating , double glazing , and a garage located in a nearby block. Do not miss the opportunity to view this fantastic home in a sought after location close to local amenities , schools and transport links.

**Need A Mortgage?**

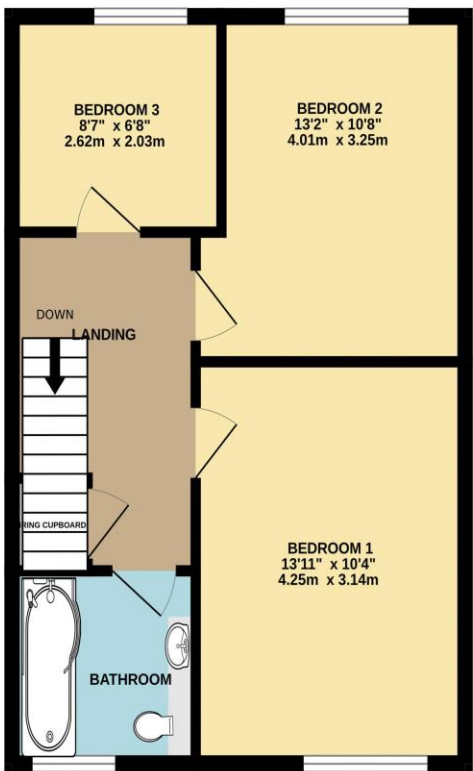
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR



1ST FLOOR

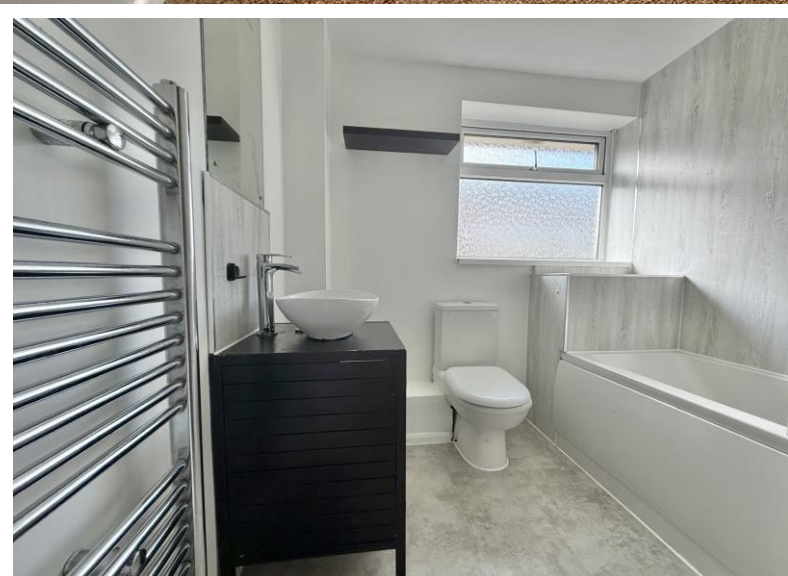


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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

