



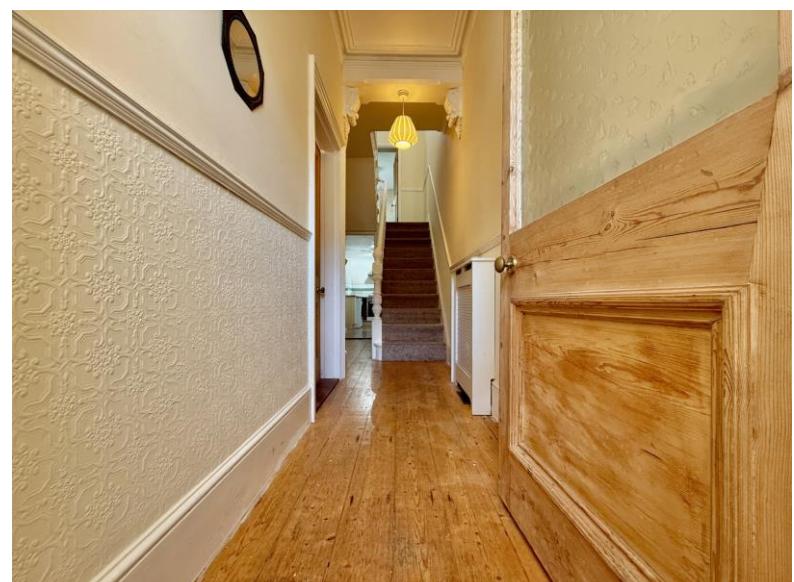
**Falcon**

01752 600444

**42 Durham Avenue**

Plymouth, PL4 8SP

Guide Price £210,000 - £220,000





## In Brief

### Characterful 3-bed period terrace moments from Plymouth City Centre

**Reception Rooms** Large living room with separate dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central heating

**Parking** On street Parking

**Area** 1001 sq ft

**Council Tax** B

**Tenure** Freehold

## Description

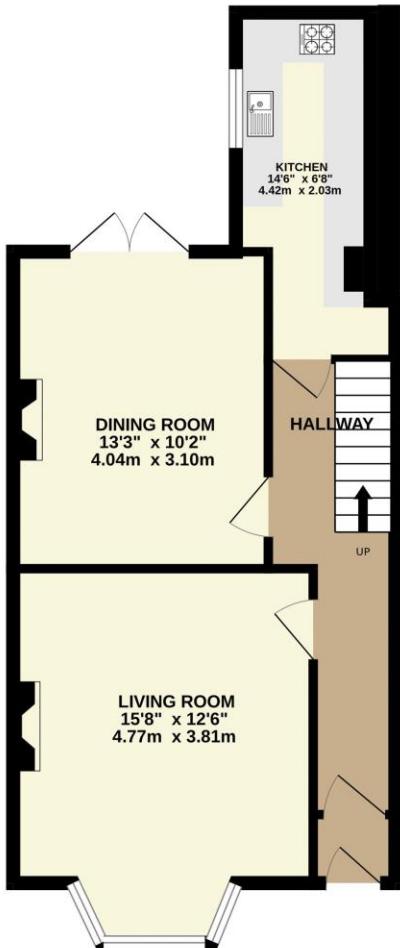
Situated in an exceptionally central and convenient location, this attractive three-bedroom period terraced family home is rich in character and charm while offering modern comforts throughout. The welcoming entrance hallway immediately showcases the home's original features, including stripped wooden under-stairs cupboard doors, decorative ceiling mouldings, and stripped wooden flooring, setting the tone for the rest of the property. The spacious living room enjoys a period-style fireplace as its focal point, complemented by further ceiling features. The character continues into the separate dining room, which benefits from original glass-fronted china display cupboards built neatly into the chimney breast recess. Double doors from the dining room open directly into the rear courtyard, creating a lovely indoor-outdoor flow. The kitchen is well fitted with modern units and includes a built-in gas hob with oven below and extractor over. There is ample worktop space and storage, along with a door providing direct access to the courtyard. On the first floor, the landing leads to a generously sized bathroom positioned to the rear of the property. The bathroom features both a bath and a corner shower cubicle and is finished with tiled walls and wood-effect laminate flooring. There are two double bedrooms and a single bedroom, with the main bedroom benefiting from useful built-in wardrobes. Further benefits include gas central heating via an annually serviced boiler and UPVC double glazing throughout. Externally, the property offers a small, fully enclosed rear courtyard, complete with an outhouse providing additional storage and a pedestrian gate leading to the service lane. Plymouth City Centre, with its wide range of shops, amenities, and transport links, is just a short walk away, as are Tothill Park and the recreation ground. This charming home would make an ideal first-time purchase or investment opportunity.

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## Floor Plans

GROUND FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.  
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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		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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