



# Falcon

01752 600444

**22 Anson Place,**  
St. Judes, Plymouth, PL4 9DD

Guide Price £210,000 - £220,000







## In Brief

### A Characterful Three-Bedroom Home Moments from the City Centre, sunny courtyard garden

<b>Reception Rooms</b>	Large living room and separate dining room		
<b>Bedrooms</b>	3 bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	On street parking - permit required
<b>Area</b>	910 sq ft	<b>Council Tax</b>	B
<b>Tenure</b>	Freehold		

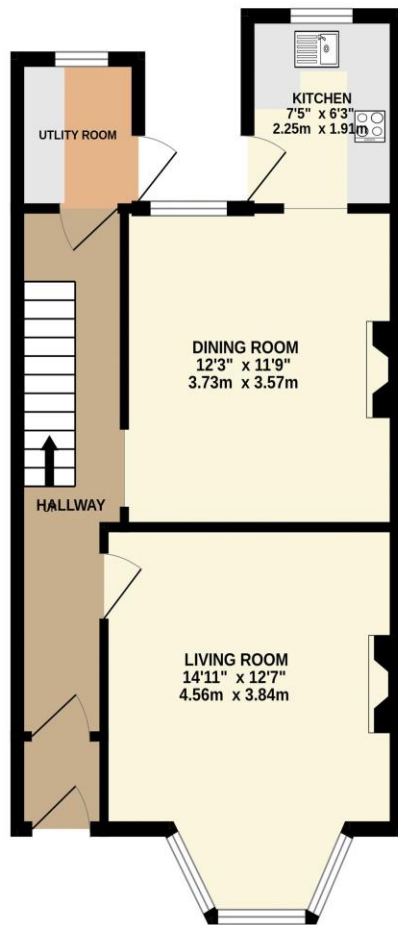
## Description

Situated in a well-established and exceptionally convenient location, this charming three-bedroom terraced home offers a wonderful blend of period character and practical family living, all within easy reach of the city centre. The welcoming entrance hallway leads to a beautiful front living room, featuring stunning original ceiling mouldings and an elegant centre rose, creating a warm and inviting first impression. To the rear, a separate dining room showcases a striking period fireplace as its focal point, complemented by original built-in cupboards set neatly into the chimney breast recesses. The stripped-back floorboards add further character and charm to this lovely space. Leading from the dining room is a compact yet well-designed kitchen, fitted with a built-in oven and hob, ideal for everyday cooking. To the end of the hallway is a useful utility room with direct access out to the garden. On the first-floor half landing is a well-appointed family bathroom, complete with bath, wash hand basin and WC, with a mixer shower over the bath. The main landing gives access to two generous double bedrooms and a further single bedroom, perfect for a child's room, home office or guest space. The property benefits from gas central heating and UPVC double glazing throughout. To the rear, the sunny courtyard garden is a real highlight, offering a decked seating area and a patio with a built-in BBQ — ideal for relaxing or entertaining. A truly lovely home in a superb location, offering character, comfort and convenience just moments from the city centre. For material Information please follow this link <https://moverly.com/sale/EJf7yof3df9C4G31KbRyn6/view>

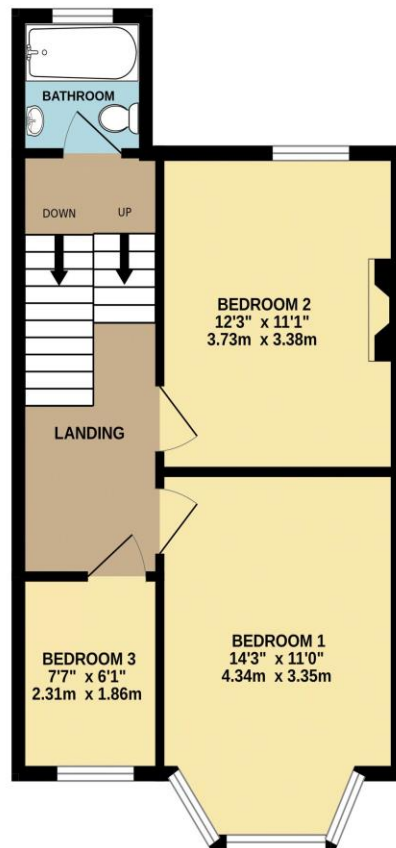
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# Floor Plans

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.  
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## Fixed Price Conveyancing

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

