



# Falcon

01752 600444

## 6 Lipson Avenue

Lipson, Plymouth, PL4 8SQ

Guide Price £285,000-£295,000







## In Brief

### Mid terraced Victorian property

**Reception Rooms** Living room - Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1250 Sq Ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

Located in the ever-popular Lipson area, within easy reach of Plymouth City Centre, Plymouth University, and the green open spaces of Tothill Park, this beautifully presented Victorian mid-terrace offers a superb blend of period charm and modern living. The property has been thoughtfully upgraded while retaining attractive original features throughout. At the heart of the home is a stunning contemporary kitchen, complete with a desirable central island with integral appliances that include fridge freezer, dishwasher, oven and hob and built in microwave oven, perfect for entertaining and family life. From here, a stylish utility area leads directly out to the enclosed courtyard garden, providing a peaceful outdoor space to enjoy. The ground floor also boasts a fantastic living area with an open-plan dining room, featuring charming fireplaces and classic Victorian detailing. Upstairs, the first floor offers three well-proportioned bedrooms, including a principal bedroom with En-suite, along with a modern family bathroom. Lovingly maintained and tastefully decorated by the current owners, this property presents a wonderful opportunity for purchasers seeking a characterful family home in a convenient and sought-after location.

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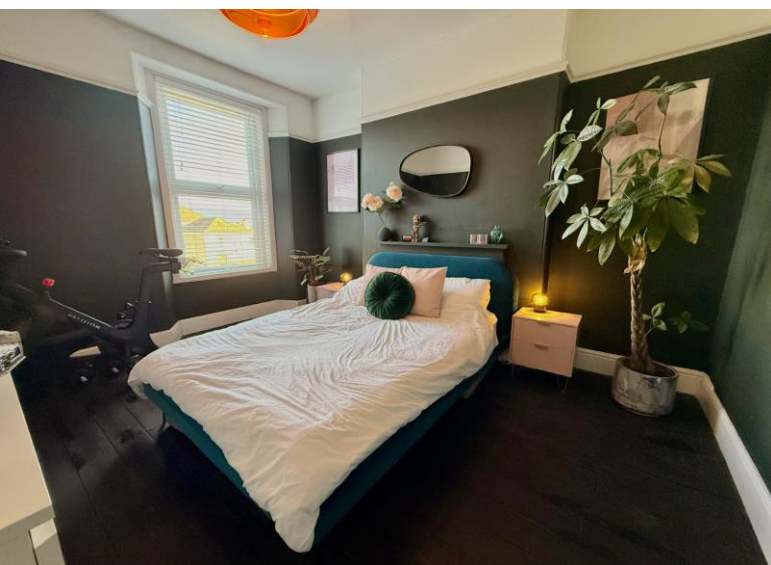
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# Floor Plans



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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (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 |
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