



Falcon

01752 600444

36 Beatrice Avenue

Keyham, Plymouth, PL2 1NU

Guide Price £170,000 - £180,000





In Brief

Mid-Terraced Home in Popular Keyham Location.

Reception Rooms Living Room

Bedrooms 2 Bedrooms

Heating Gas central heating

Parking On street Parking

Area 818Sqft

Council Tax A

Tenure Freehold

Description

Charming Two-Bedroom Mid-Terraced Home in Popular Keyham Location. Situated in the sought-after residential area of Keyham, this well-presented two-bedroom mid-terraced property offers comfortable living in a convenient and desirable location. On the ground floor, the accommodation briefly comprises a welcoming living room complete with a feature fireplace — perfect for cosy evenings — and a spacious kitchen with an adjoining dining area, ideal for family meals and entertaining. Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom, offering ample space for couples, young families or those seeking a smart investment opportunity. To the rear, the property boasts a low-maintenance courtyard garden, providing a private outdoor retreat. Perfectly positioned close to Plymouth Dockyard and Naval Barracks, and benefiting from being close to highly regarded schools primary and secondary. Excellent bus links to Plymouth City Centre, this home combines comfort and convenience in equal measure. A fantastic opportunity for first-time buyers, small families, or investors — early viewing is highly recommended.

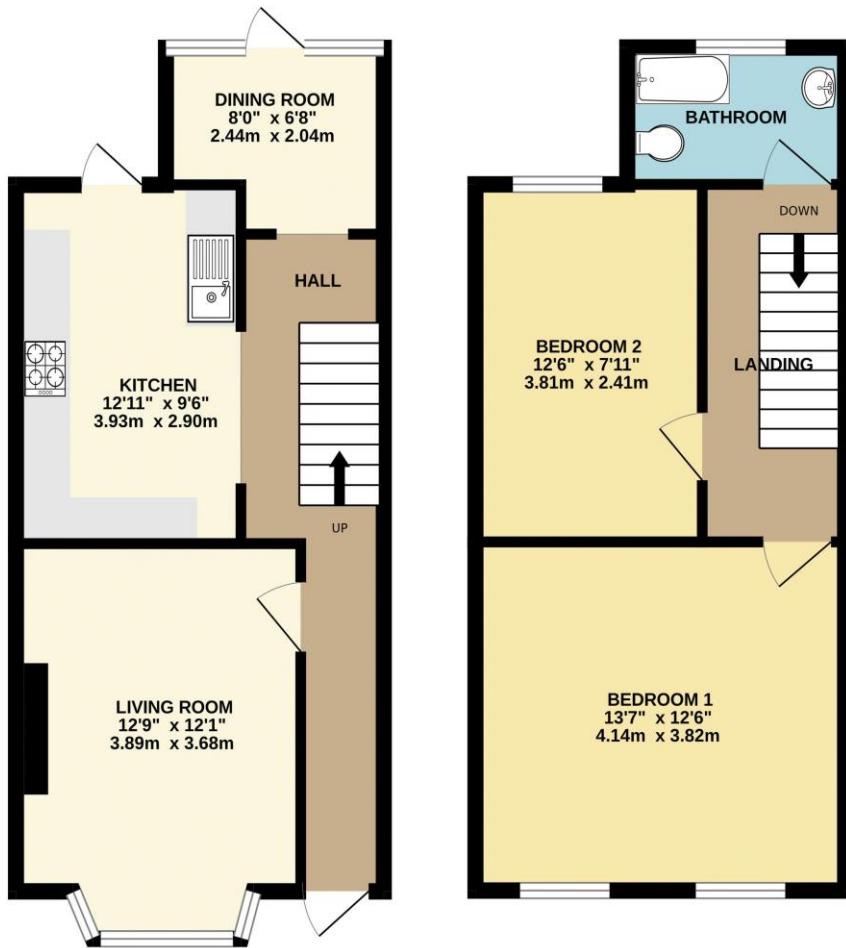
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Floor Plans

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 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		87
(81-91) B		
(69-80) C		68
(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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