



35 Melrose Avenue, Pennycross, Plymouth, Devon, PL2 3RQ



£195,000



This three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to create their ideal living space through a programme of refurbishment. Situated in a convenient location close to Pennycross Primary school, the property benefits from uPVC double glazing but does not currently have gas central heating.

The ground floor accommodation comprises an entrance hall leading to a sitting room, perfect for relaxing or entertaining. The kitchen is fitted with a range of wall and base units, a cooker, and space for white goods, with the added convenience of a downstairs WC.

Upstairs, there are three well-proportioned bedrooms. The master bedroom features a sliding built-in wardrobe, providing ample storage. The family bathroom is fitted with a white suite.

Externally, the property boasts an enclosed rear garden, complete with a variety of mature bushes and shrubs, offering a pleasant outdoor space. To the front, there is a lawned area and a hard stand providing off-road parking for two cars. There is also an outbuilding too for garden storage.

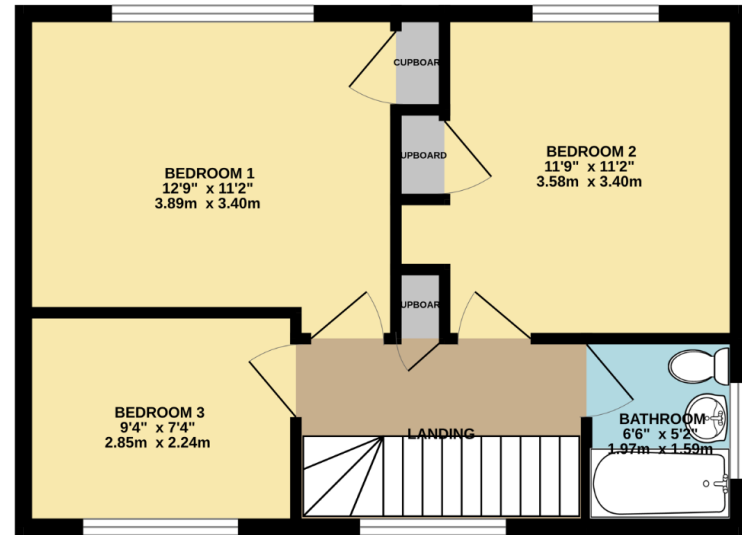
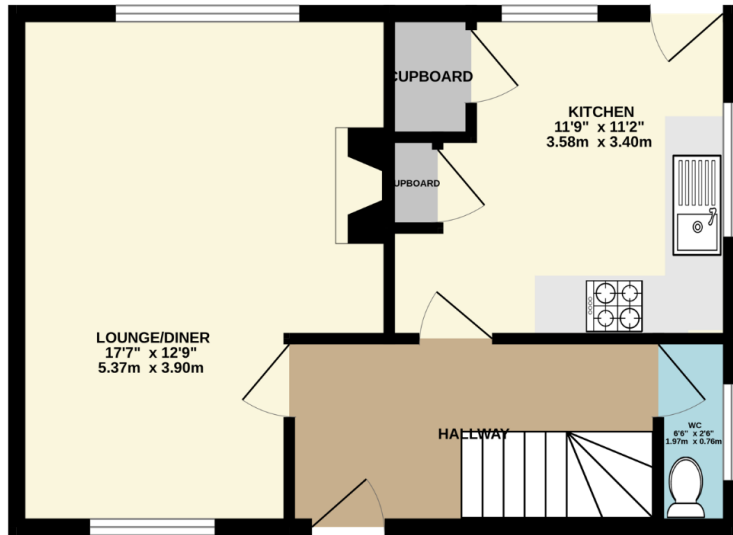
This property offers enormous potential for modernisation and personalisation, making it an ideal project for those looking to put their stamp on a home.

Viewings are highly recommended to fully appreciate the potential of this property.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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