



## 23 Greenbank Avenue, Plymouth

### Price £230,000 Freehold

This deceptive character property is like a tardis and offers plenty of potential whether your interested in an investment purchase or buying for a multi generational home. The property is located within a peaceful street in St Judes which offers easy access to the city centre, local amenities, bus links and schools. There is a grand entrance hallway offering access to both reception rooms and the generous kitchen/diner. The property also boasts a covered utility area and downstairs bathroom. The proportions and character features are beautiful and could really be brought to life with a bit of fresh decoration. Upstairs the landing is split with bedroom four and the shower room being on one level and then bedrooms one and two on a raised floor. Up again is a fantastic loft room where again the proportions are huge. To the rear of the property is a lovely private garden and terrace offering a spot to enjoy a a family bbq or peaceful cup of tea. This property has to be internally viewed in order to appreciate the size and grandeur it has to offer.

**0.95%**

Min Fee £1200  
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Tel: 01752 424 668 Email: [Plymouth@mayerestateagents.co.uk](mailto:Plymouth@mayerestateagents.co.uk)  
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## Ground Floor

### Porch

You enter this wonderful property into a handy porch area perfect for keeping the heat in whilst greeting guests.

### Entrance Hallway

This gives an insight into the sheer size and grandeur this property has instore. There is access into the lounge, dining room, kitchen/diner and utility along with a beautiful staircase ascending to the first floor with an abundance of storage cupboards below. There is a radiator and light fitting.

### Lounge

16'5" (5m) Into Bay x 13'10" (4.22m) Into Recess

The lounge is an impressive space with mouldings, high ceilings and an open fire which will be lovely to cosy up in front of with all the family especially in the winter months. There is a pretty bay window framing the private outlook out over the front garden and there is plenty of space for any configuration of furniture. There is an opening into the dining room giving this area a lovely sociable flow. There is a light fitting and radiator.

### Dining Room

12'5" (3.78m) x 11'10" (3.61m) Into Recess

The spacious dining room is the perfect entertaining space offering plenty of room for all the family and friends to enjoy a meal together. There is a feature fireplace and

beautiful character features. There is a radiator and light fitting.

### Utility Room

7'1" (2.16m) x 4'8" (1.42m)

The utility room is a great addition to any home offering a spot to place the noisy appliances and the ironing. There is a work top with space below for a washing machine and tumble dryer. There is a light fitting.

### Kitchen/Diner

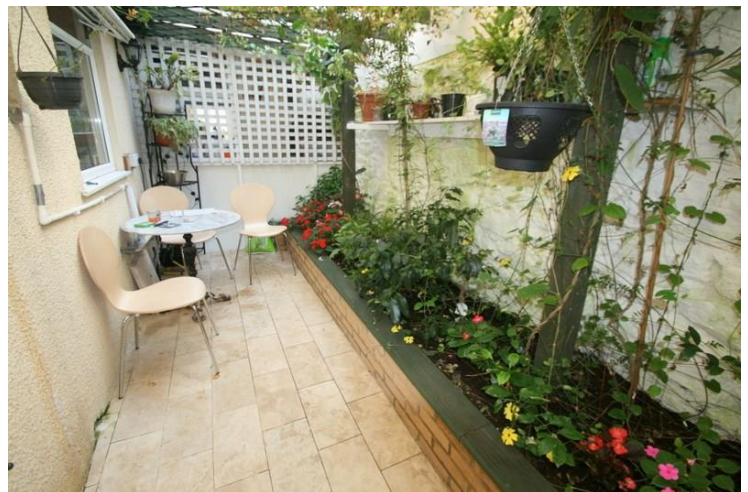
17'11" (5.46m) x 10'10" (3.3m)

The kitchen/diner is another well proportioned space and offers a great layout with plenty of work top space for those that love to cook. There is enough room to fit a table at the end allowing the family to sit around and chat over the days events whilst the evening meal is prepared. There is an alcove perfect for a range cooker to slot into. There is an integrated sink with drainer, and then space for a fridge/freezer. There are french doors that open out on to a pretty sun terrace making it easy to enjoy a spot of alfresco dining. There are two light fittings.

### Family Bathroom

The family bathroom is well formed however could benefit from being replaced in time. There is a bath with a mixer shower fitment and screen. There is a low level wc and a wash hand basin. There is a light fitting and a radiator.

## First Floor



### Landing

The landing is an expansive area almost like a room in itself. It is split with a lower level offering access to bedroom three and the shower room then a few steps rise to the main landing where there is access to bedrooms one and two with a staircase ascending to bedroom four. There are two light fittings.

### Bedroom Three

14'10" (4.52m) x 8'8" (2.64m)

This is a lovely light and airy double room and benefits from its own spacious balcony area offering the perfect spot to come out and enjoy a morning coffee. The room offers good proportions and it is neutrally presented and with a fitted wardrobe, light fitting and radiator.

### Shower Room

This is a great addition in such a big property and will prove invaluable when all the family are trying to get ready of a morning. There is a larger than average shower enclosure with a shower inset, a low level wc and a wash hand basin. There is an extractor and a light fitting.

### Bedroom Two

12'5" (3.78m) x 10'11" (3.33m)

Yet another substantial room this is ample space for a guest room or even two children to share there are two fitted storage cupboards and a light fitting and radiator.

### Bedroom One

The master bedroom is opulent in its proportions and could easily be split to create two well proportioned rooms. This is a fantastic master suite to retreat to at the end of the day and offers a pleasant outlook out over the attractive street. There is a radiator and light fitting.

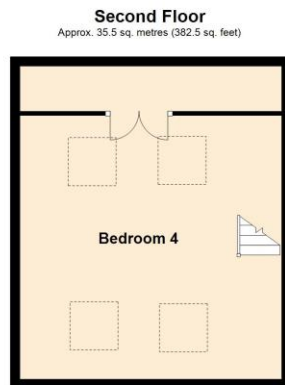
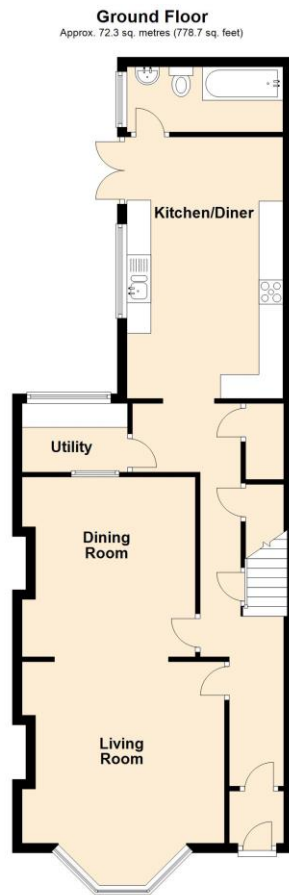
### Bedroom Four

This is another substantial room and could be utilised as a teenagers den or perhaps a playroom with a train set for a young boy or girl. Whatever your preference of use its a wonderful space. There are four velux windows, a radiator and four light fittings.

### Outside

To the rear of the property is a deceptive space and has been covered allowing use for alfresco dining with friends and family throughout the year.





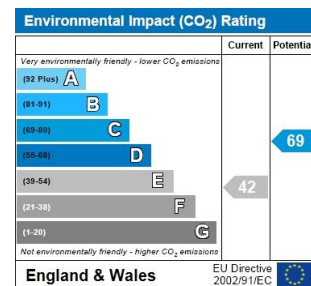
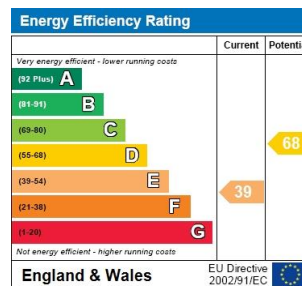
Total area: approx. 170.9 sq. metres (1839.5 sq. feet)

### Directions

Please contact the office for directions

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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