

**FOR SALE**

**Price £155,000**



**Alan Cummings**  
estate agents & valuers

**39 Oxford Avenue, Peverell, Plymouth, PL3 4SQ**



- **Mid-terraced period built house, offering good potential**
- **Porch, hall, bay fronted lounge**
- **Generous size dining room, kitchen**
- **Lean-to and downstairs wc**
- **Large main bedroom**
- **Second double bedroom, dressing room**
- **Bathroom/wc**
- **Walled courtyard garden to the rear.**
- **Would benefit from updating and refurbishment.**
- **Vacant, no onward chain**
- **Close to Hyde Park and Mutley Plain**

**THE PROPERTY** A mid-terraced period built house, well kept and looked after over the years, but which would now benefit from a programme of updating and refurbishment to bring it up to a modern uniform standard. As such having good potential.

The accommodation with porch, hall, box bay fronted lounge with double doors to a good sized dining room, running across the property having fireplace with gas fire and back boiler which services the central heating/hot water. A small kitchen and off this a lean-to with space for washing machine and access to a downstairs wc. At first floor level a landing giving access to a large main bedroom to the front, with three windows, a second double bedroom to the rear, a further walk through room/dressing room which gives access to the bathroom. The property has a small area to the front and to the rear an enclosed walled south westerly facing courtyard garden.

**LOCATION** Set in Oxford Avenue lying next to Hyde Park and Thorn Park, within close walking distance of Hyde Park shops and within this popular area of Peverell. With a good variety of local services and amenities to hand. The position also convenient for access into the city and with closeby connections to major routes in other directions.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**STORM PORCH** Double glazed door into:

**GROUND FLOOR**

**HALL** 11' 3" x 5' 5" (3.43m x 1.65m) overall Staircase

with timber turned newel post and spindles, stairs rise and turn to the first floor. Carpeted treads. Understairs coats cupboard with electric meter and consumer unit, overhead storage cupboard.

**DINING ROOM** 15' 4" x 11' 4" (4.67m x 3.45m) uPVC double glazed window overlooking the back garden. Coved ceiling with light point. Smoke detector. Chimney breast with gas fire having back boiler which services the central heating and hot water. Multi paned glazed door to the kitchen and twin sliding doors in to:

**LOUNGE** 14' 5" x 12' 6" (4.39m x 3.81m) max. uPVC double glazed window to the front. coved ceiling with light point. Picture rail. Focal feature fireplace, fitted electric fire. Connecting door to the hall.

**KITCHEN** 8' 10" x 5' 5" (2.69m x 1.65m) uPVC double glazed window to the side. Fitted with a range of cupboard and drawer storage set in wall and base units, inset one and half bowl stainless steel sink with chrome mixer tap, space for gas cooker, space suitable for upright fridge/freezer. Glazed door to:

**LEAN TO** 4' 9" x 4' 2" (1.45m x 1.27m) Part glazed door to the rear garden. Door into:

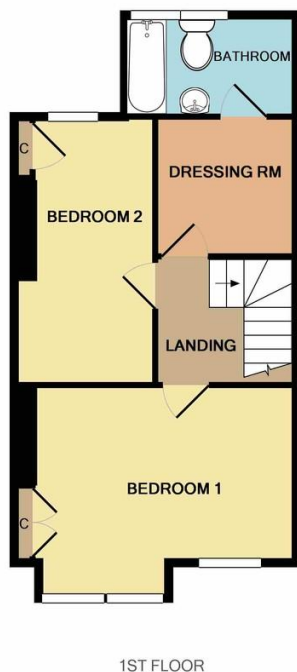
**WC** 4' 1" x 2' 9" (1.24m x 0.84m) High flush wc.

**FIRST FLOOR**

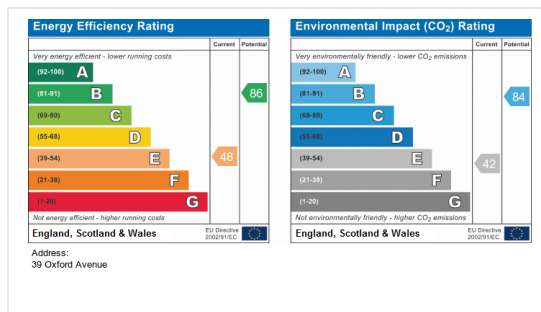
**LANDING** Smoke detector. Access hatch to loft. Dado rail.

**BEDROOM ONE** 14' 3" x 11' 5" (4.34m x 3.48m) max. Three uPVC double glazed windows to the front. Coved ceiling. Light point. Recessed built-in cupboard to the side of the chimney breast.

**BEDROOM TWO** 14' 9" x 7' 6" (4.5m x 2.29m) max. uPVC double window to the rear. Picture rail. Ceiling light point. Access hatch to loft. Covered



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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over former fireplace with built-in cupboard to the right handside of the chimney breast, housing Randall 3020 time control for central heating/hot water.

**DRESSING ROOM** 7' 6" x 7' 5" (2.29m x 2.26m)  
 Coved ceiling. Light point. Door into:

**BATHROOM** 8' 11" x 5' 8" (2.72m x 1.73m) uPVC double glazed window to the rear. White suite with close coupled wc, pedestal wash hand basin, panelled bath. Redring Plus 9 Extra electrically heated shower over.

**EXTERNALLY** Small low maintenance area to the front. To the rear a walled low maintenance courtyard garden measuring 20'0"max by 15'8" max wide. Pedestrian gate to rear service lane. Clothes washing lines. Raised beds on two sides containing a variety of ornamental bushes, shrubs and plants. Outside water tap. Lean to garden shed.

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