



8 Derry Avenue | North Road East | Plymouth | PL4 6BH

In Region Of £275,000

A centrally located semi-detached Victorian period property.

The property is a large family home comprising, entrance vestibule, entrance hall, lounge with adjoining dining room, kitchen breakfast room, shower and WC on the ground floor. Whilst the first floor offers three double bedrooms and the family bathroom, with the second floor offering a further two bedrooms.

This Victorian house, retains much of its original period character and charm with mouldings, corbels, feature fireplaces and Mosaic tiling. The property is located within a short walk of Plymouth University, the Train Station and City Centre.

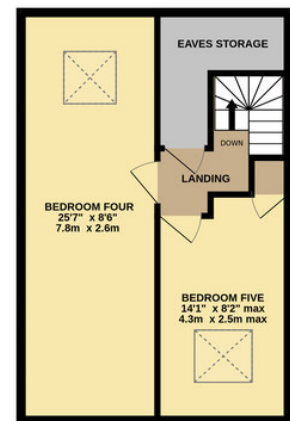
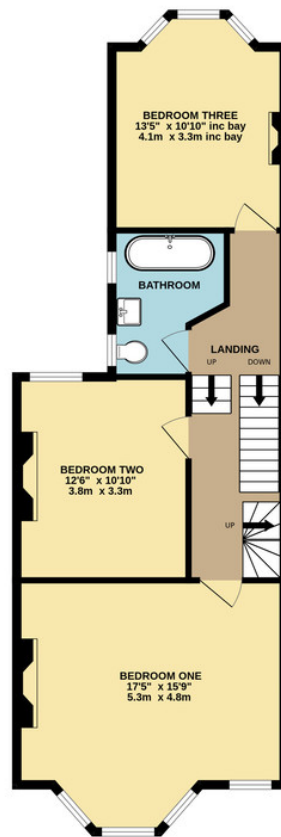
- Victorian Town House
- Semi Detached
- Five Double Bedrooms
- Three Reception Rooms
- Short Walk To University
- Short Walk To Station
- Close To City Centre
- Sought After Area



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.

2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements