

LOT  
**30**

25 Greenbank Avenue, Plymouth PL4 8PS

\*GUIDE PRICE £180,000+



A three bedroom bay fronted residential house with the added benefit of a garage to the rear.

#### DESCRIPTION

A three bedroom bay fronted period house set in the St. Judes area of Plymouth. The property has had some works carried out including a boiler installation, electrical work and a new kitchen but the remainder of the property still requires updating to modern decorating standards. The property benefits highly from having a garage to the rear and a courtyard area.

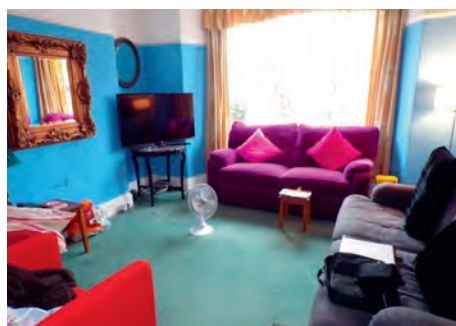
#### LOCATION

St Judes is situated within close proximity to Plymouth city centre and Plymouth University, conveniently situated close to local amenities including a selection of local shops, regular bus service and is close to local parklands. The Barbican Leisure Centre can be found close by where you will find The Vue Cinema, bowling, gym facilities and a selection of restaurants and bars.

#### ACCOMMODATION

**Ground Floor** Entrance hallway with stairs to the first floor, lounge, dining room, kitchen/breakfast room, utility and separate cloakroom.

**First Floor** Three bedrooms, newly fitted bathroom with rainfall shower, cloakroom.



**Outside** Courtyard style garden to the rear. Accessed from the service lane is a one and a half width garage with power.

#### NOTE

The auction surveyor has not inspected the property internally.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Plymouth 01752 668242.



General enquiries Countrywide Property Auctions 01395 275691.