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**Freehold : Council Tax Band A
EPC Rating C**

Cardinal Avenue, Plymouth

BELVOIR!

Guide price £200,000



Key Features

- > Beautifully improved throughout
- > Two-bedroom semi-detached home
- > Fantastic long, multi-tiered rear garden
- > Living room with new flooring
- > Kitchen/diner overlooking the garden

Beautifully Improved!

A wonderful two-bedroom semi-detached home which has benefited from an extensive programme of improvements and enjoys a fantastic long, multi-tiered rear garden!

This lovely property is ready for its next owners to move in and enjoy.

The current owners have undertaken a considerable amount of work, including a brand-new bathroom, new boiler, rewiring, new radiators upstairs, extensive replastering, new flooring and carpets, improvements to the kitchen, renewed guttering, exterior painting, additional loft insulation and numerous further improvements both inside and out.



Internally, the accommodation features a cosy living room together with a kitchen/diner providing space for everyday dining.

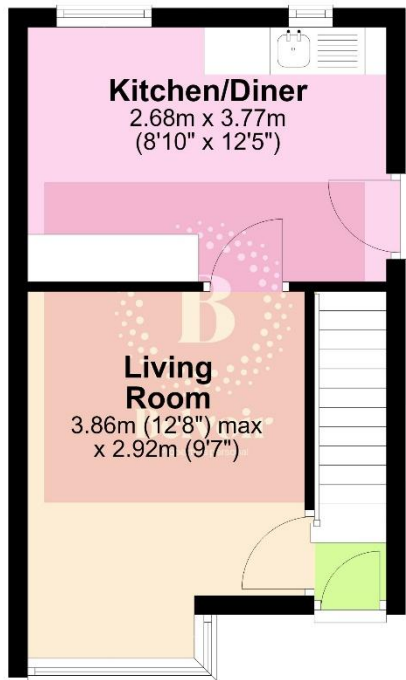
Upstairs are two bedrooms, with the master benefiting from useful built-in storage, alongside a gorgeous newly fitted family bathroom.

One of the real highlights is the impressive rear garden, which extends a considerable distance from the house and is arranged over several tiers, providing plenty of scope for seating, entertaining, gardening and enjoying the outdoors. Further external improvements include a new side gate, partial replacement fencing and attractive gravelled areas to the front and rear.

Situated in the popular St Budeaux area of Plymouth, the property is conveniently positioned for a range of everyday shops, schools, amenities and transport links, with easy access towards the A38, Plymouth city centre and across the Tamar into Cornwall. With so much work already undertaken, a fabulous garden and the added benefit of no onward chain, this little gem is certainly one not to miss! Call today to book your viewing!

Ground Floor

Approx. 23.7 sq. metres (255.3 sq. feet)



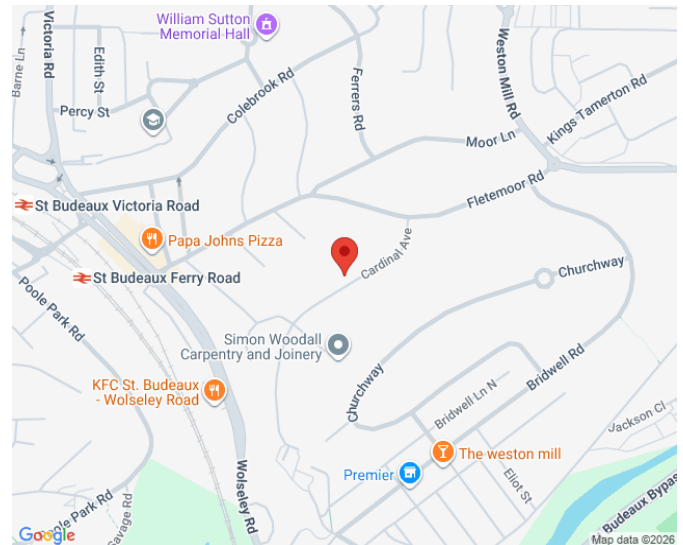
First Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 47.0 sq. metres (505.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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belvoir.co.uk/offices/plymouth

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