

# Lot No.: 3

## 10, LORRIMORE AVENUE

STOKE, PLYMOUTH, DEVON, PL2 1HZ



- Freehold with vacant possession
- A three bedroomed house in need of some renovation
- Situated in a popular and well established residential location
- Well suited for refurbishment for owner occupation or for letting purposes as a "buy to let" investment

### Property Details

#### Location

Lorrimore Avenue is located between St Levan Road and St Georges Terrace within easy reach of Devonport Dockyard and Naval Base and well placed for Plymouth City Centre a little over one mile distant.

#### Description

A two storey mid terrace house requiring some renovation but enjoying the benefit of gas fired central heating and some double glazing and well suited for refurbishment as a small family dwelling for owner occupation or for letting purposes.

**EPC Rating: D.59**

### Accommodation

#### Ground Floor

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, rear Entrance Lobby and Bathroom with bath, wash hand basin and W.C.

#### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double) and Dressing Room/Childs Bedroom.

#### Outside

Enclosed rear garden with area of decking

#### Outbuildings

Store

#### Tenure

Freehold with vacant possession

**Guide Price Circa £100,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

HOWARD & OVER, 114 Albert Road, Devonport, Plymouth, Devon, PL2 1AF

Tel: 01752 556606 Fax: 01752 607101

DX: 120027 Plymouth 12 Reference: Carrie Meikle