

**Lot No.: 4**

**32, NORTON AVENUE**  
LIPSON, PLYMOUTH, DEVON, PL4 7PE



- Freehold with vacant possession ●
- A two bedroomed mid terrace house in need of 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

Norton Avenue is situated between Ladysmith Road and Kelvin Avenue in the heart of the Lipson residential district and within easy reach of Plymouth City Centre a little over one mile distant

### Description

A two storey mid terrace house in need of modernisation but enjoying the benefit of a small garden and a popular residential location and well suited for refurbishment as a small family dwelling for owner occupation or for letting purposes

**EPC Rating: E.44**

## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Dining Room and Kitchen.

### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double) and Bathroom with bath, wash hand basin and W.C.

### Outside

Small front garden for the most part paved and enclosed rear garden

### Outbuildings

W.C. and garden shed

### Tenure

Freehold with vacant possession

**Guide Price £95,000 - £110,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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