Cross Keys Estates

Opening doors to your future

4 Herbert Place
Plymouth, PL2 1RU
Guide Price £170,000 Freehold

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** Guide Price £170,000 to £180,000 **
Cross Keys Estates is delighted to present this charming two-bedroom end terrace house, nestled in the tranquil cul-de-sac of Herbert Place, Morice Town. This property is an excellent opportunity for first-time buyers or investors seeking a comfortable and modern living space.
Upon entering, you will find a well-proportioned reception room that serves as a perfect retreat for relaxation or a welcoming area for entertaining guests. The modern fitted kitchen is a standout feature, designed to cater to culinary enthusiasts with its stylish and functional layout. The two bedrooms offer generous space, allowing for personalisation to create your ideal sanctuary. The three-piece bathroom suite adds a touch of convenience and comfort to daily routines.

- Spacious End Terrace Property
- Contemporary Fitted Kitchen
- Front Garden & Private Rear Garden
- Cosy Cul-De-Sac Location
- Perfect For FTB Or Investors
- Two Large Double Bedrooms
- Three Piece Bathroom Suite
- Private Up & Over Single Garage
- Easy Access to Dockyard
- No Onward Chain, EPC-D63

Cross Keys Estates

As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.

Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.

Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.

In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

Morice Town

This property is located within the popular residential area of Morice Town. Morice Town has in recent years under gone extensive refurbishment and now has a 'Home Zone' area which comprises of bricked roads with raised planters and residents parking. Morice Town is situated within close proximity to the Torpoint Ferry which provides easy access into Cornwall. Morice Town is also close to the Dockyard making this property ideal for Dockyard workers. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

Step outside to discover a delightful back garden, an inviting space for enjoying the fresh air or hosting summer gatherings with family and friends. The property also includes a single garage, enhancing practicality for those with a vehicle.

Situated with easy access to the dockyard, this location is particularly appealing for professionals working in the area. Furthermore, the property is conveniently close to local amenities, shops, and schools, ensuring that all your daily needs are within reach.

With no onward chain, this home is ready for you to move in and make it your own. We highly recommend an early viewing to fully appreciate the charm and potential of this lovely property.

Hallway

Living Room

12'4" x 12'9" (3.76m x 3.88m)

Kitchen

9'11" x 11'1" (3.01m x 3.39m)

Utility Area

9'11" x 4'4" (3.01m x 1.33m)

Landing

Primary Bedroom

9'5" x 15'10" (2.86m x 4.82m)

Bedroom 2

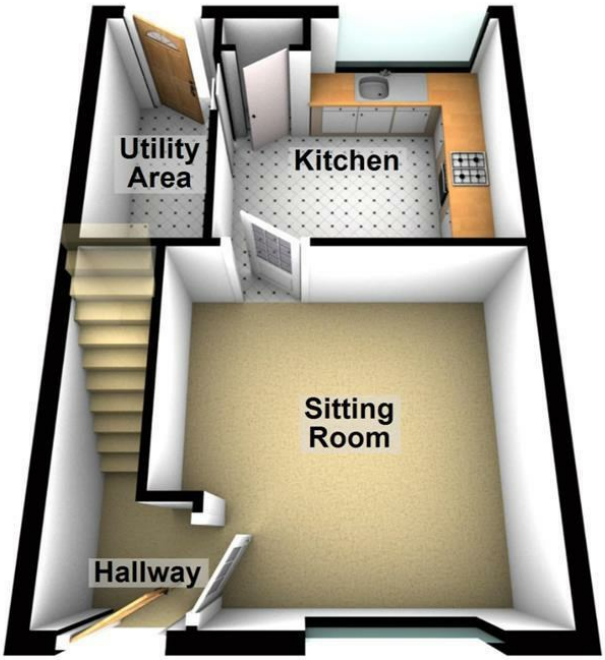
10'1" x 9'10" (3.07m x 2.99m)

Bathroom

Financial Services

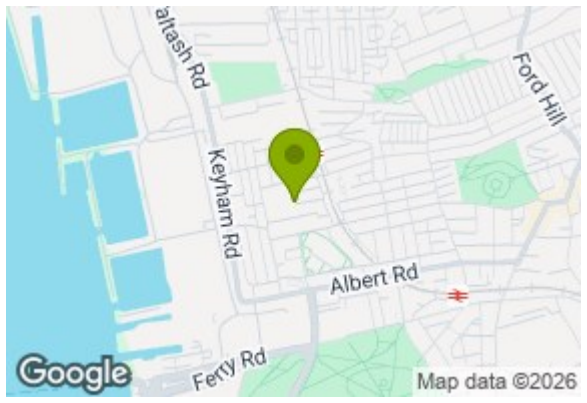
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.

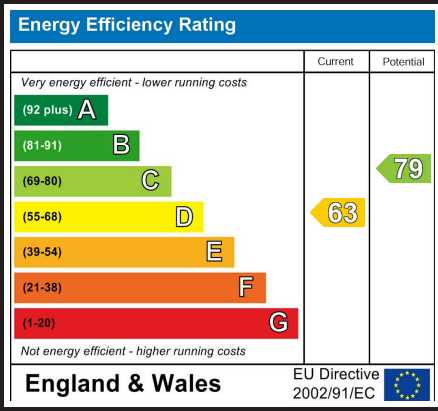
Ground Floor

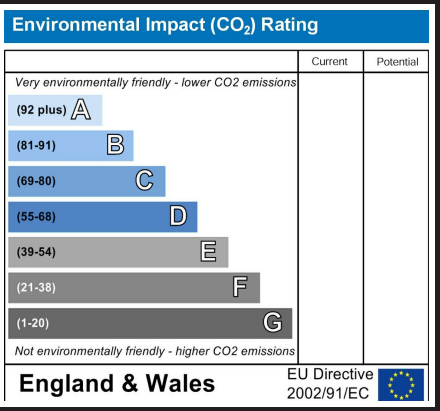


First Floor

Cross Keys Estates
Residential Sales & Lettings







VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Property Ombudsman
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Council Tax Band A

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