

# clevér



## 12 Crescent Avenue

The Hoe, Plymouth, PL1 3AN

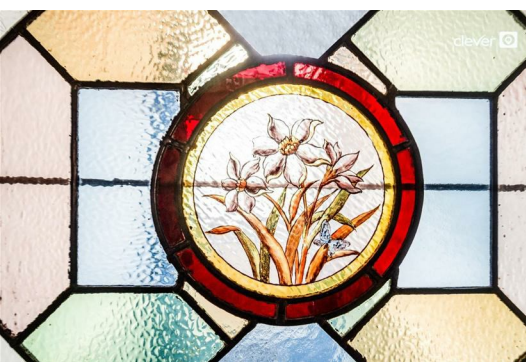
**Offers over £325,000**



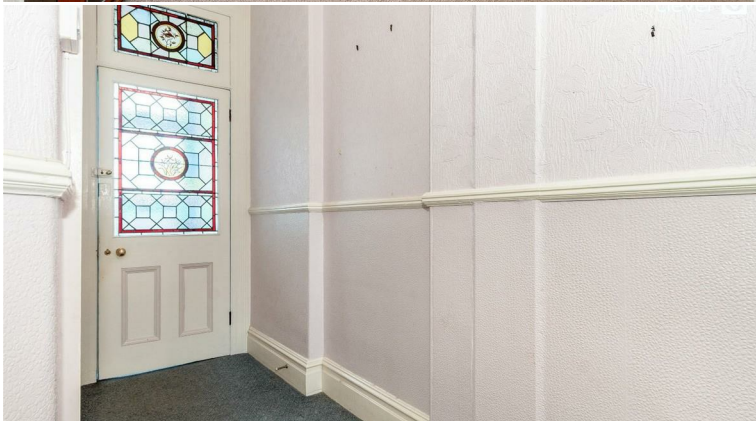
Nestled on the charming Crescent Avenue in Plymouth, this impressive mid-terrace house offers a perfect blend of modern living and period charm. The property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With five well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office.

The property features a conveniently located downstairs W/C, enhancing the practicality of daily living. The bathroom is well-appointed, ensuring comfort for all residents. The house is situated just a short stroll from the historic Barbican, where you can explore delightful shops, cafes, and the vibrant waterfront, making it an ideal location for those who appreciate the beauty of coastal living.

The imposing façade of this terraced property adds to its appeal, while the surrounding area offers a friendly community atmosphere. Whether you are looking for a family home or a property with investment potential, this residence on Crescent Avenue is sure to impress. With its modern amenities and proximity to local attractions, it presents a wonderful opportunity to enjoy the best of Plymouth living.







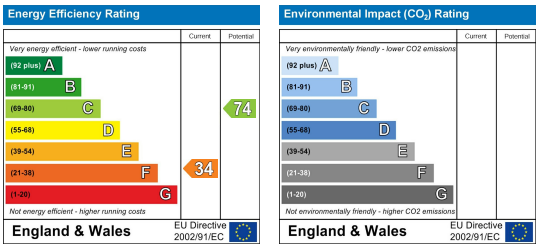
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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