



DC  
LANE

SELL • LET • MANAGE

Britannia Place, Plymouth, PL4 9JX

Asking Price £190,000 Freehold





# Britannia Place

## Plymouth, PL4 9JX

- End Terrace House
- Two Reception Rooms
- End of Cul De Sac
- Off Road Parking
- No Onward Chain
- Three Bedrooms
- Prince Rock Location
- Natural Light Throughout
- Low Maintenance Rear Garden
- Council Tax Band A

DC Lane are delighted to present this charming end terraced house located in Prince Rock and with easy access to the City Centre, A38 and major routes and within the catchment area for excellent schooling.

Situated at the end of a quiet road, this property boasts hallway, two reception rooms, principal with a period fireplace and built in wardrobes in the second room and kitchen with door access to the garden. Stairs rise to the first floor which offers three bedrooms (two doubles and a single) serviced by a generous shower room with double shower cubicle. The loft is boarded and loft ladder gives easy access.

The enclosed rear garden features artificial grass that adds a touch of greenery whilst being low maintenance and there is rear service lane access.

With off-road parking available for one vehicle, you can say goodbye to the stress of searching for a parking spot after a long day. This convenient feature adds to the overall appeal of this lovely home.

This property further benefits from no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and catchment area for the local school. A viewing is highly recommended.



### Ground Floor

Lounge	13'8" x 11'2" (4.17 x 3.42)
Dining Room	11'4" x 11'2" (3.47 x 3.41)
Kitchen	7'3" x 9'11" (2.23 x 3.04)

### First Floor

Bedroom One	11'3" x 11'0" (3.44 x 3.36)
Bedroom Two	11'8" x 11'4" (3.56 x 3.47)
Bedroom Three	5'2" x 11'0" (1.60 x 3.36)
Shower Room	7'3" x 9'11" (2.23 x 3.04)





## Directions

From DC Lane office continue along Mutley Plain/B3250 0.3 mi Continue onto Greenbank Rd/B3238 Continue to follow B3238 0.8 mi At Cattedown Roundabout, take the 1st exit onto Embankment Rd/A374 0.3 mi Keep left to continue on Florence Pl 449 ft Turn right onto Grenville Rd 184 ft Turn right onto Wentworth Pl 285 ft Wentworth Pl turns left and becomes Embankment Rd/A374 0.1 mi Turn right onto Belvedere Rd 144 ft and Britannia Pl, is on the right.

**Council Tax Band: A**

## Scan for Material Information

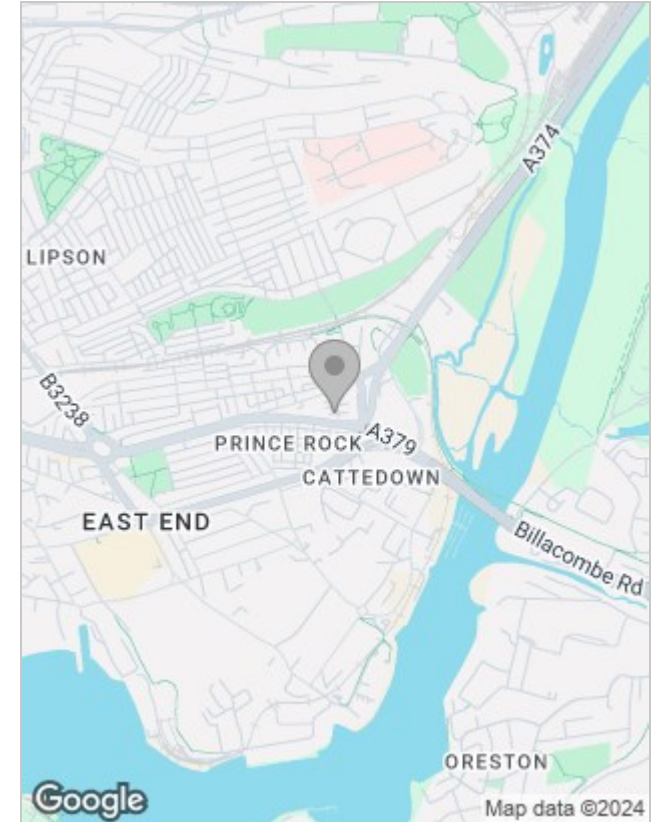




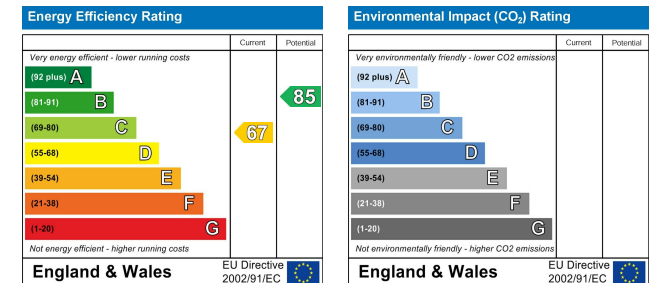
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk