



SELL • LET • MANAGE

Tresillian Street, Plymouth, PL4 0QW  
Asking Price £170,000 Freehold

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# Tresillian Street

## Plymouth, PL4 0QW

- Mid Terraced House
- Cattedown Location
- Utility Room
- In Need of Some Modernisation
- No Onward Chain
- Two Bedrooms
- Lounge & Kitchen
- Rear Enclosed Garden
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are thrilled to present this charming mid terraced family home centrally located in Cattedown with easy access to the A38, City Centre and within walking distance of the Vue Cinema complex and Sutton Harbour pedestrian bridge to Plymouth waterfront.

The property benefits from a convenient layout for family life, and briefly comprises living room with bay window, fitted kitchen, utility room with door access to the garden and shower room. Stairs rise to the first floor with two double bedrooms, the master spanning the width of the property. Externally the rear garden laid to lawn is private and enclosed.

Although the property is in need of some modernisation, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The roof was replaced in 2005 along with new front door and windows. Presented in good order and flooded with natural light throughout, no onward chain completes the appeal of this lovely family home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



### Ground Floor

Lounge	11'3" x 16'0" (3.43 x 4.89)
Kitchen	8'9" x 12'10" (2.69 x 3.93)
Utility Room	7'8" x 9'11" (2.34 x 3.04)
Shower Room	7'8" x 5'9" (2.34 x 1.76)

### First Floor

Bedroom One	14'6" x 13'1" (4.44 x 3.99)
Bedroom Two	8'7" x 13'1" (2.64 x 3.99)



## Directions

From our office head South on Mutley Plain, turning onto Greenbank Road. At the Roundabout take the second exit onto Cattedown Road. After 300m turn left into Tresillian Street and the property can be found on the right.

**Council Tax Band: A**

## Scan for Material Information









## Floor Plans

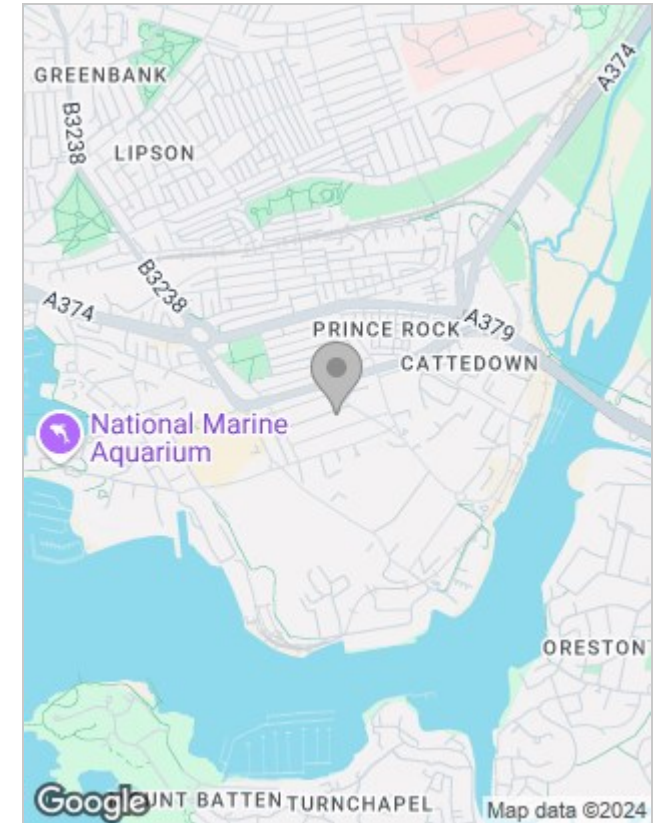


## Viewing

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.

## Location Map



## Energy Performance Graph

