




**DC**  
LANE

SELL • LET • MANAGE

Duckworth Street, Plymouth, PL2 1EW

£185,000 Freehold

 2  1  1  E





£185,000

# Duckworth Street

Plymouth, PL2 1EW

- End Terrace House
- Stoke Village Location
- Spacious Accommodation
- Adjacent to Parkland
- No Onward Chain
- Two Double Bedrooms
- Character Features
- Utility Room
- Rear Courtyard Garden
- Council Tax Band A

DC Lane are delighted to present this charming end terraced house located in fashionable Stoke Village, on the fringes of parkland, walking distance to the City Centre and with easy access to the A38 and major routes.

Offering spacious accommodation throughout the property comprises of entrance hallway, lounge with feature fireplace and a rather generous kitchen diner with plentiful cabinets, space for large table and chairs leading into a separate utility room with rear garden access. Stairs rise to the first floor which offers two double bedrooms the master spanning the width of the property with storage cupboards and period fireplace serviced by a bathroom with shower over the bath.

Externally there is a good sized enclosed paved courtyard garden with gated street access.

This superb 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 great location. Previously let there are safety certificates available. A viewing is highly recommended.



## Ground Floor

Lounge	11'6" x 11'11" (3.52 x 3.65)
Kitchen/Diner	15'0" x 11'10" (4.58 x 3.63)
Utility Room	9'3" x 3'11" (2.84 x 1.21)

## First Floor

Bedroom One	15'0" x 12'0" (4.58 x 3.68)
Bedroom Two	10'5" x 11'10" (3.19 x 3.63)
Bathroom	6'0" x 8'5" (1.84 x 2.58)





## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Head south-west on Wilton St towards Molesworth Rd 0.2 mi Turn right onto Valletort Rd 0.3 mi Continue onto Garfield Terrace 0.1 mi Turn right onto Devonport Rd 394 ft At the roundabout, continue straight onto Devonport Rd/B3396 0.1 mi Turn left onto Masterman Rd 95 ft Turn right onto Mount Pleasant Ter Destination will be on the left 115 ft

**Council Tax Band: A**

## Scan for Material Information

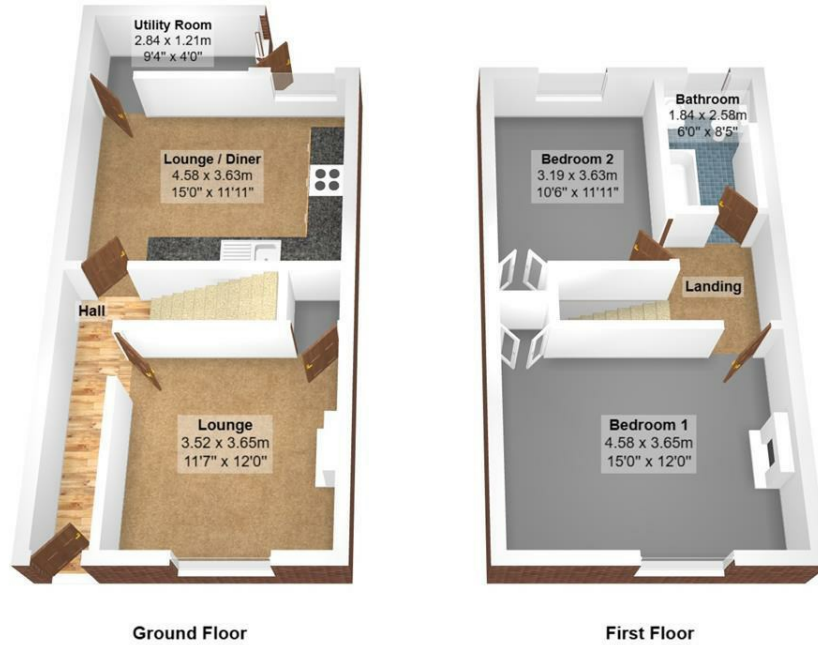








## Floor Plans



Ground Floor

First Floor

Total Approximate Area - 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



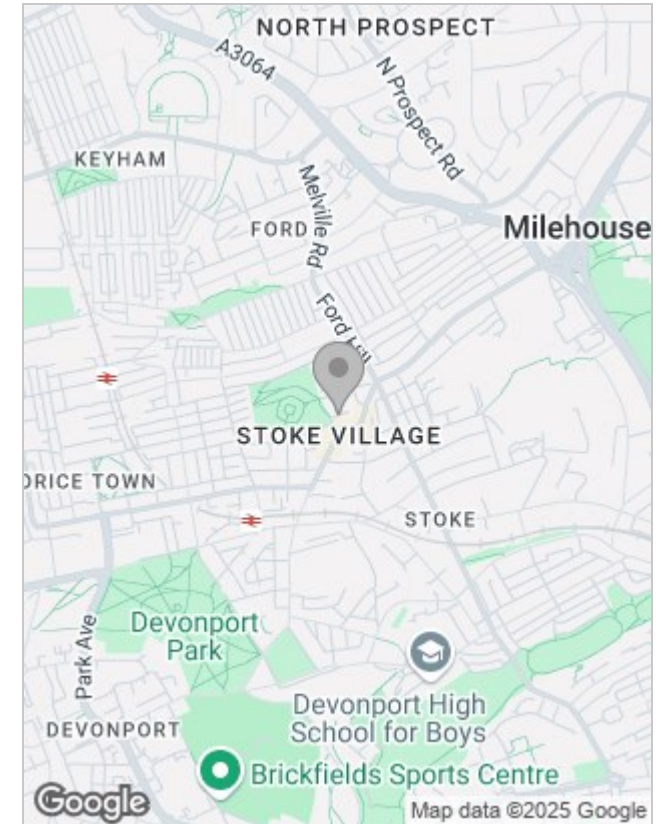
©241Photography for DC Lane

## Viewing

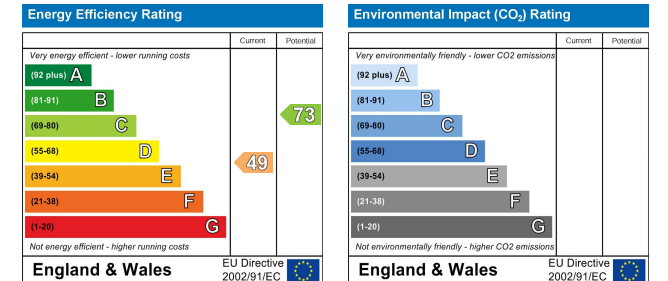
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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