






DC
LANE

SELL • LET • MANAGE

Nicholson Road, Plymouth, PL5 3BR

£240,000 Freehold

 3  1  2  D



£240,000

Nicholson Road

Plymouth, PL5 3BR

- Semi Detached House
- Three Bedrooms
- Large Enclosed Garden
- Lovely Family Home
- No Onward Chain
- Crownhill Location
- Spacious Accommodation
- In Need Of Some Upgrading
- Driveway
- Council Tax Band C

DC Lane are delighted to present this three bedroom semi detached family home located in highly sought after Crownhill within walking distance to the local parade of shops and within easy access to the A38 and all major routes.

In need of some upgrading this delightful property comprises of welcoming hallway leading to a sitting room with bay window and alcoves opening into a dining room boasting sliding doors to the garden. The kitchen with an abundance of cabinets leads into a utility room with garden access.

To the first floor there are three bedrooms (two doubles and a single) served by a rather generous bathroom with bath and separate shower cubicle.

Externally there is a front garden with driveway providing off street parking with side access to the large enclosed rear garden mostly laid to lawn with paved terrace from the house.

With no onward chain we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. A viewing is highly recommended.



Ground Floor

Lounge	10'6" x 12'2" (3.22 x 3.72)
Dining Room	9'10" x 12'3" (3.01 x 3.75)
Kitchen	6'5" x 9'2" (1.98 x 2.80)
Utility Room	7'5" x 6'0" (2.28 x 1.83)

First Floor

Bedroom One	10'7" x 12'2" (3.24 x 3.72)
Bedroom Two	10'7" x 12'3" (3.24 x 3.75)
Bedroom Three	5'8" x 9'2" (1.75 x 2.81)
Bathroom	5'8" x 8'10" (1.75 x 2.71)



Directions

From the office head to Hyde Park Rd 0.3 mi
Turn left onto Peverell Park Rd Go through 1
roundabout 0.6 mi Turn right onto Outland
Rd/A386 0.4 mi Keep right to continue on A386
0.7 mi Slight left onto Meavy Way 0.2 mi Merge
onto Crownhill Rd/B3413 0.2 mi Turn left onto
Nicholson Rd and the property can be found on
the right.

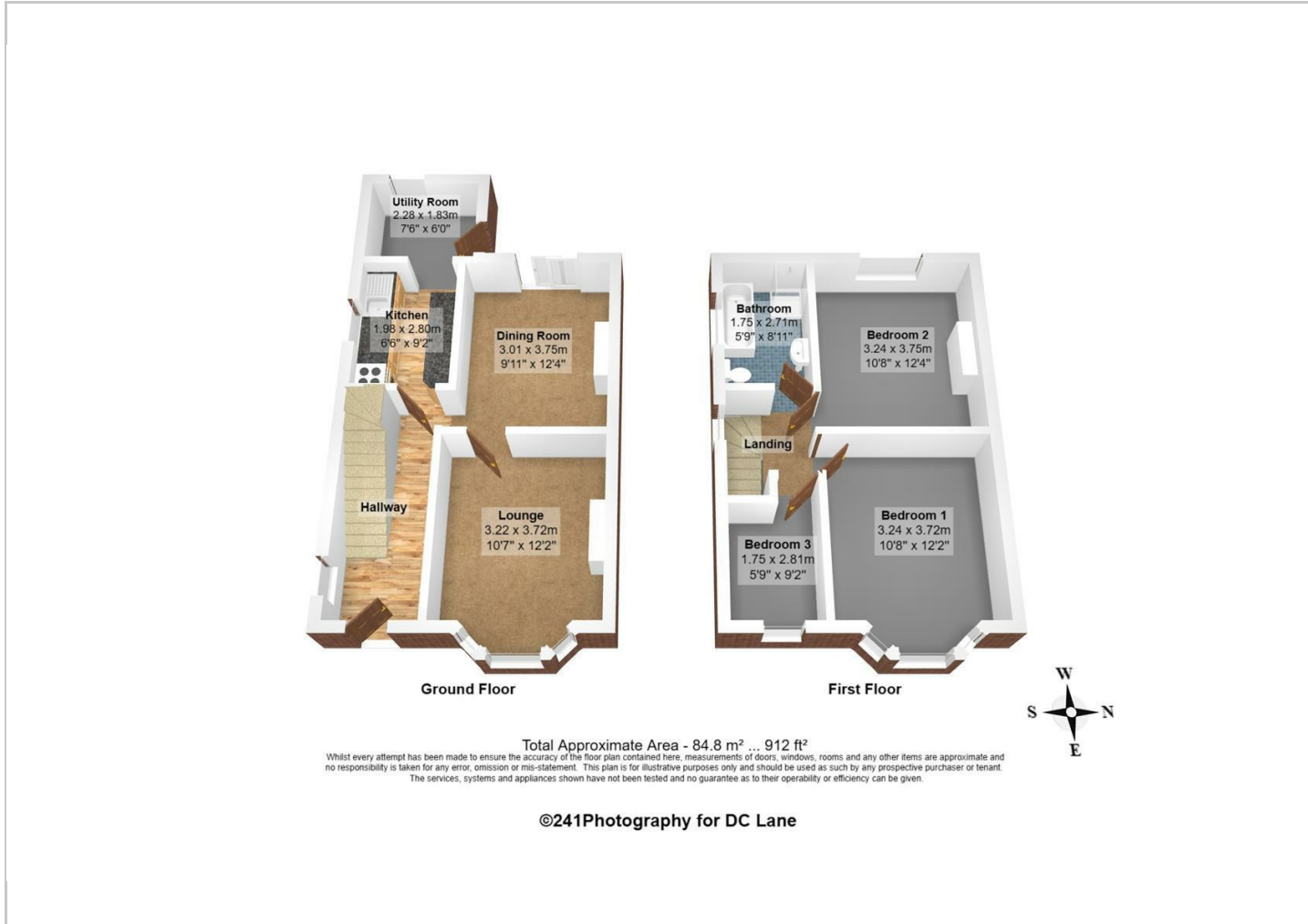
Council Tax Band: C

Scan for Material Information

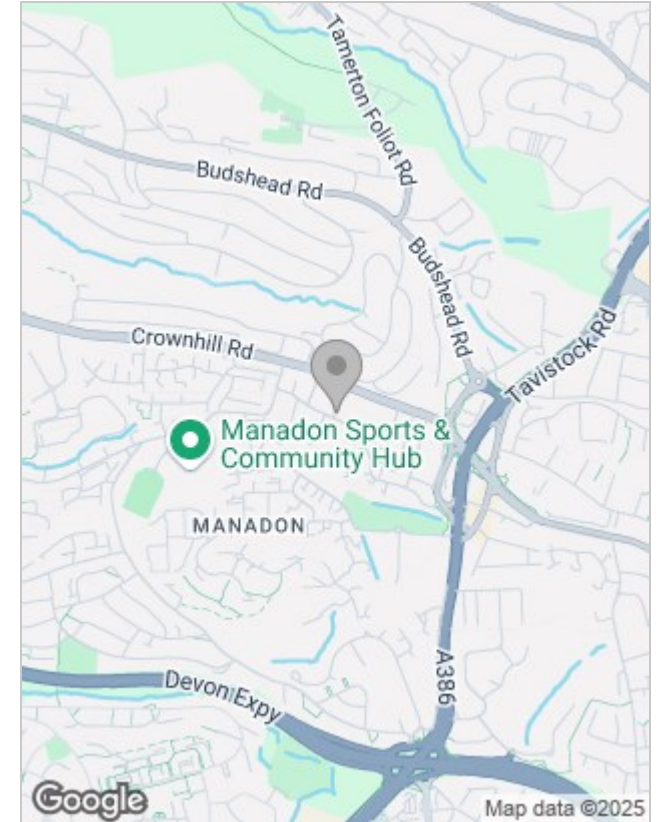




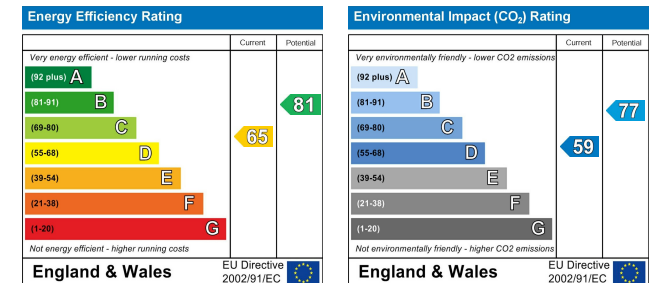
Floor Plans



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