



**DC**  
LANE

SELL • LET • MANAGE

Cattedown Road, Plymouth, PL4 0PH  
£190,000 Freehold

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£190,000

# Cattedown Road

Plymouth, PL4 0PH

- Mid Terraced House
- Cattedown Location
- Light & Airy Throughout
- Two Reception Rooms
- No Onward Chain
- Two Bedrooms (Previously three)
- Generous Loft Room
- Spacious Accommodation
- Rear Courtyard Garden
- 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 of two reception rooms living room and dining room, fitted kitchen with garden access and bathroom with shower over a corner bath and separate w/c. Stairs rise to the first floor with two double bedrooms and a store room which would make an ideal upstairs w/c. The master bedroom that spans the width of the property was previously two bedrooms and could be converted back by a partition wall erected. Space saver staircase leads up to a generous loft room with velux windows offering elevated views of the local area. Externally there is an enclosed rear courtyard garden with rear gate access.

Flooded with natural light throughout and no onward chain completes the appeal of this lovely family home and a viewing is highly recommended.



## Ground Floor

Lounge	13'0" x 11'8" (3.98 x 3.57)
Dining Room	10'5" x 11'8" (3.19 x 3.57)
Kitchen	9'11" x 14'0" (3.04 x 4.27)
Bathroom	9'11" x 7'3" (3.04 x 2.22)
W/C	

## First Floor

Bedroom One	16'7" x 11'8" (5.08 x 3.57)
Bedroom Two	10'7" x 11'8" (3.25 x 3.57)

## Second Floor

Loft Room	14'7" x 19'4" (4.45 x 5.91)
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## Directions

From our office head South on Mutley Plain, turning onto Greenbank Road. At the Roundabout take the second exit onto Cattedown Road follow the road and the property can be found on the right.

**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

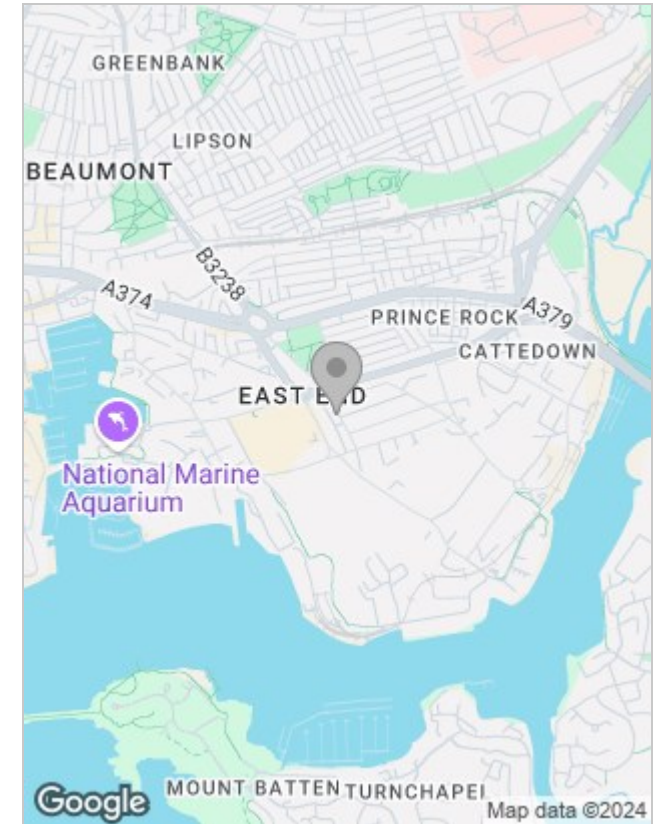


## Viewing

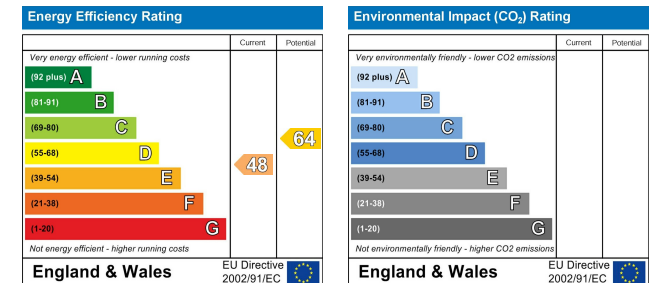
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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