



**DC**  
LANE

SELL • LET • MANAGE

Belgrave Road, Plymouth, PL4 7DR  
£240,000 Freehold

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£240,000

# Belgrave Road

Plymouth, PL4 7DR

- Mid Terraced Family Home
- Two Reception Rooms
- Generous Kitchen/Breakfast Room
- Well Presented
- Enclosed Courtyard Garden
- Three Bedrooms
- Mutley Location
- Spacious Accommodation
- Viewing Recommended
- Council Tax Band B

DC Lane are delighted to present this impressive mid terraced house located in a tree lined avenue just off Mutley Plain and with easy access to the City Centre, A38 and all major routes.

Offering ideal family and entertaining space the accommodation comprises of entrance hallway, lounge with bay window and period fireplace, dining room or could be utilised as a bedroom and kitchen breakfast room with plentiful cabinets, space for table and chairs and rear garden access. Stairs rise to the first floor which offers three double bedrooms, the master spanning the width of the property serviced by a shower room.

There is an enclosed rear courtyard garden with gate opening to the rear service lane.

This property would appeal to first time buyers and young families drawn to the spacious feel of this home and catchment area for excellent local schooling. A viewing is highly recommended.



## Ground Floor

Lounge 13'9" x 13'2" (4.20 x 4.03)

Dining Room/Bedroom Four 11'1" x 13'1" (3.40 x 4.00)

Kitchen/Breakfast Room 9'4" x 15'5" (2.86 x 4.70)

## First Floor

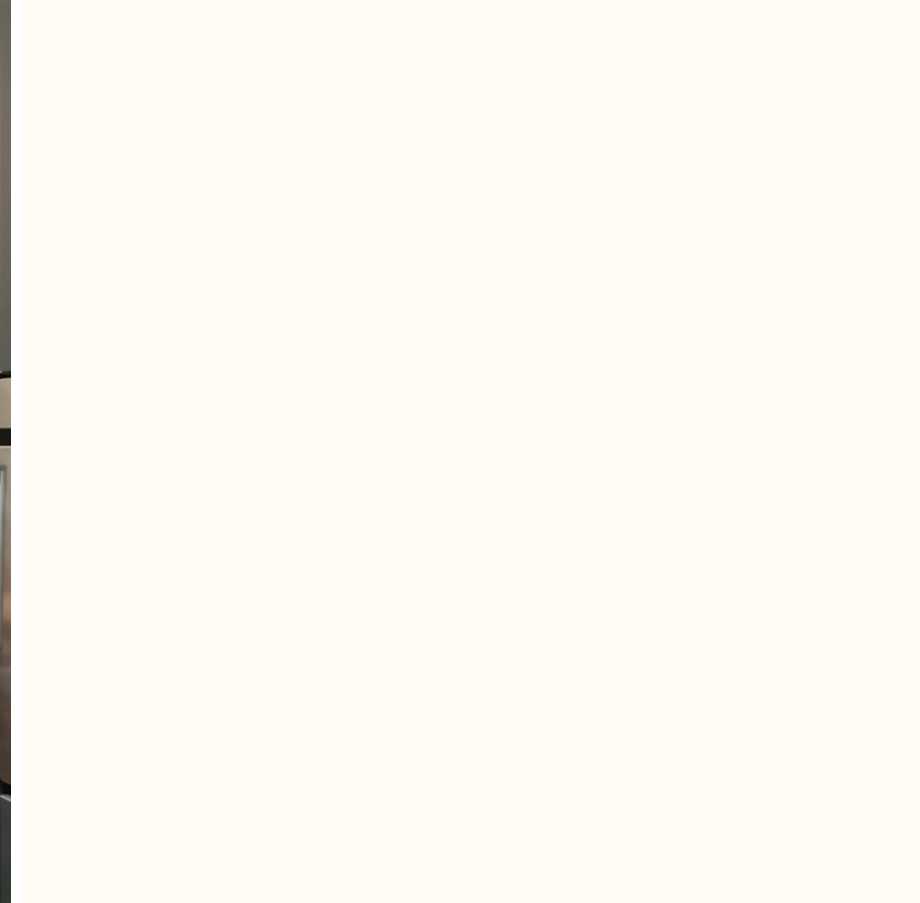
Bedroom One 17'7" x 13'2" (5.38 x 4.03)

Bedroom Two 11'0" x 13'1" (3.36 x 4.00)

Bedroom Three 9'4" x 11'8" (2.86 x 3.56)

Shower Room 4'5" x 6'3" (1.35 x 1.92)





## Directions

From the DC Lane office Turn Right onto Connaught Ave 0.2 mi Turn right onto Pearson Rd 171 ft Turn right onto Belgrave Rd and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: B**





## Floor Plans

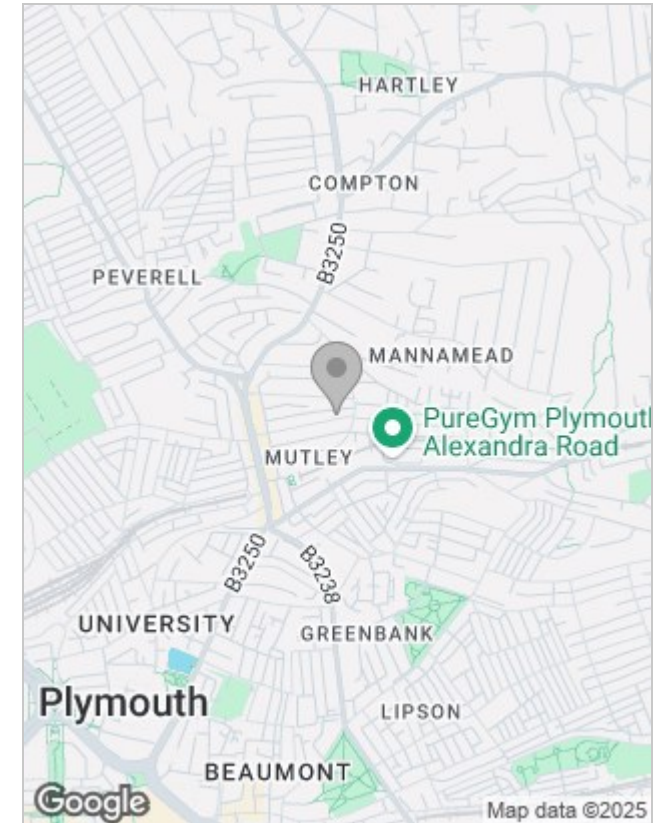


## Viewing

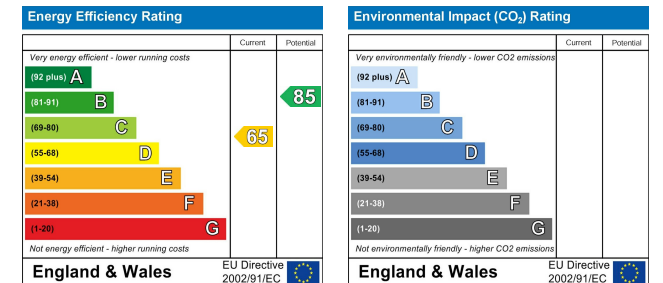
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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