







**DC**  
LANE  
SELL • LET • MANAGE

Belgrave Road, Plymouth, PL4 7DR  
£165,000 Leasehold - Share of Freehold

 1  1  2  E



£165,000

# Belgrave Road

Plymouth, PL4 7DR

- First Floor Maisonette
- Double Bedroom & Loft Room
- New Carpets & Freshly Painted
- Recently Renovated
- No Onward Chain
- Mutley Location
- Spacious Accommodation
- Long Lease & Share Freehold
- Gas Central Heating
- Council Tax Band C

## TWO MAISONNETTES AVAILABLE IN THE BUILDING

DC Lane are delighted to present this well presented and generously proportioned maisonette located in a tree lined avenue just off Mutley Plain and with easy access to the City Centre, A38 and all major routes.

Accessed via a communal hallway, stairs lead to the first floor where the accommodation comprises a bright and spacious lounge/diner with ample room for statement furniture, kitchen well equipped with ample cabinetry and bathroom featuring a shower over the bath. A large double bedroom completes the first floor layout.

Stairs from the lounge lead to a fantastic converted attic room, filled with natural light from Velux windows and offering excellent under eaves storage, this would be ideal as a home office, guest space, or additional lounge area.

Offered to the market with no onward chain, a newly created lease and a share of the freehold, this versatile and inviting property presents an excellent opportunity for first-time buyers or investors alike and a viewing is highly recommended.



## First Floor

Lounge/Diner	17'2" x 14'0" (5.24 x 4.28)
Bedroom One	11'0" x 14'0" (3.36 x 4.28)
Kitchen	9'1" x 12'9" (2.78 x 3.89)
Bathroom	4'3" x 8'3" (1.30 x 2.52)
Second Floor	
Loft Space	17'3" x 21'6" (5.28 x 6.56)



## 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 left.

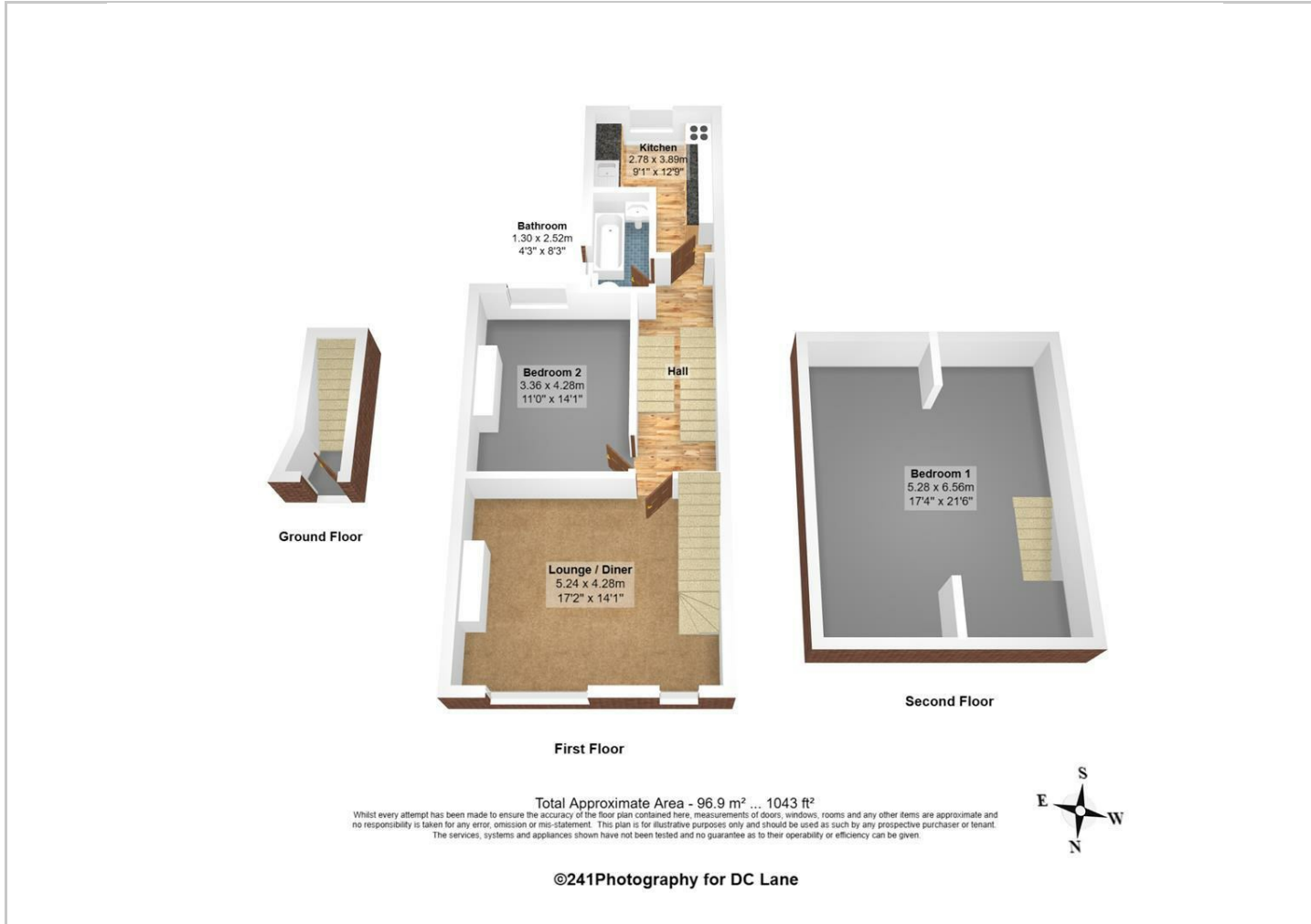
**Council Tax Band: A**

## Scan for Material Information





## Floor Plans

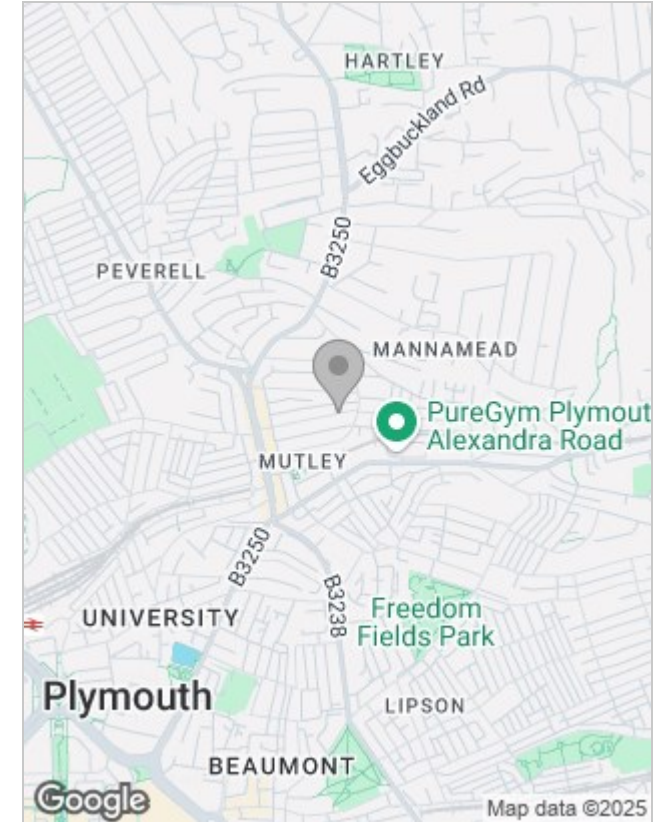


## Viewing

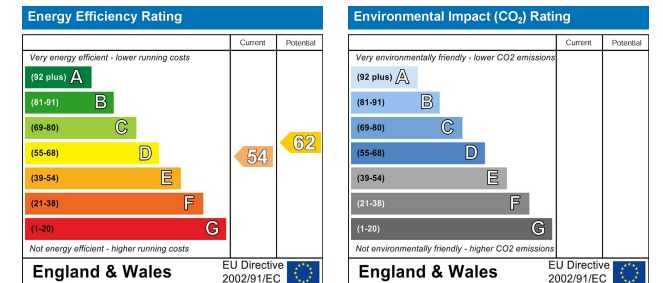
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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