



**DC**  
LANE

SELL • LET • MANAGE

Anson Place, Plymouth, PL4 9DD  
£220,000 Freehold

 3  1  2  D



£220,000

# Anson Place

## Plymouth, PL4 9DD

- Mid Terrace Victorian House
- St Judes Location
- Enclosed Courtyard Garden
- Exquisitely Presented
- Central Location
- Three Bedrooms
- Newly Redecorated Throughout
- Two Reception Rooms
- Superb Family Home
- Council Band Tax B

DC Lane are delighted to present to the market this superb Victorian mid-terraced home, perfectly positioned in the ever popular residential area of St Judes. Just a short walk from the City Centre, with excellent access to the Embankment and Devon Expressway, this property enjoys a highly convenient location.

Lovingly renovated in recent years and freshly redecorated, this charming family home blends period character with modern comforts.

The ground floor accommodation comprises a welcoming lounge with a bay window, feature fireplace and an array of period details. An elegant geometric arch connects the lounge to the dining room, creating a wonderful open plan feel that flows seamlessly. To the rear, a well appointed kitchen with ample cabinetry has direct access to the garden with newly installed south facing decked terrace providing the perfect spot for al fresco dining and a pedestrian gate leads to the rear service lane.

To the first floor there are three bedrooms (two doubles and a single) served by a well appointed bathroom with shower over the bath, complemented by a separate WC for added convenience. Flooded with natural light throughout, the property further benefits from gas central heating and double glazing.

This splendid home will appeal to both families and couples seeking space, style and a superb location.

A viewing is highly recommended to appreciate all this property has to offer.

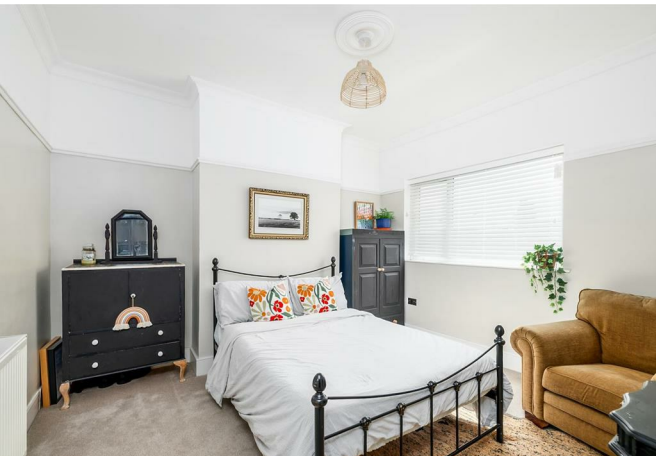


### Ground Floor

Lounge	13'3" x 11'6" (4.05 x 3.53)
Dining Room	10'7" x 12'1" (3.24 x 3.70)
Kitchen	9'2" x 7'7" (2.81 x 2.32)

### First Floor

Bedroom 1	11'6" x 11'6" (3.52 x 3.53)
Bedroom 2	11'6" x 12'1" (3.52 x 3.70)
Bedroom 3	6'1" x 8'2" (1.87 x 2.49)
Bathroom	6'2" x 7'7" (1.90 x 2.32)



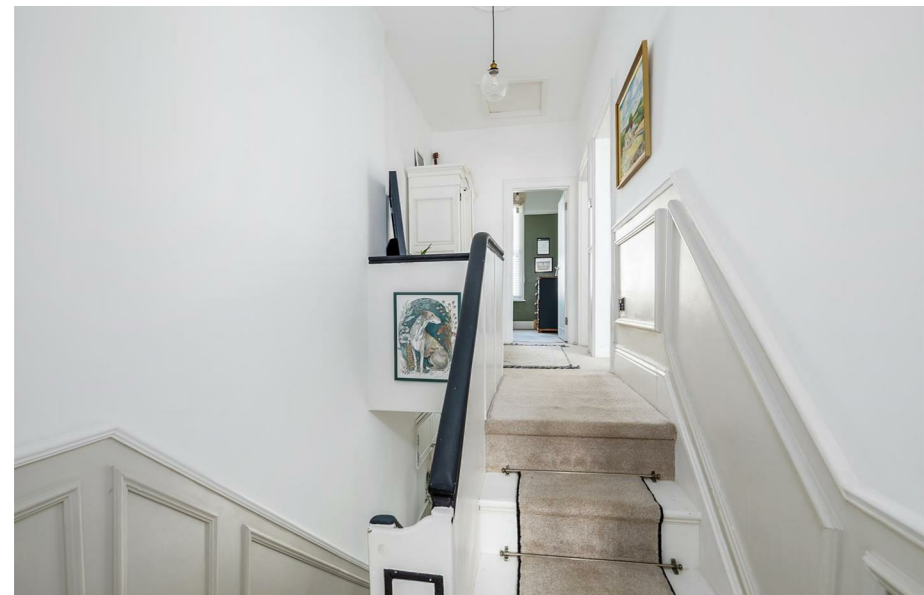


## Directions

From our office, Head south on Mutley Plain  
Continue onto Greenbank Rd/B3238. Follow  
through Tothill avenue until you reach Knighton  
road on your left, follow it through and take the  
second turn into Anson Place, you can find the  
property on your right.

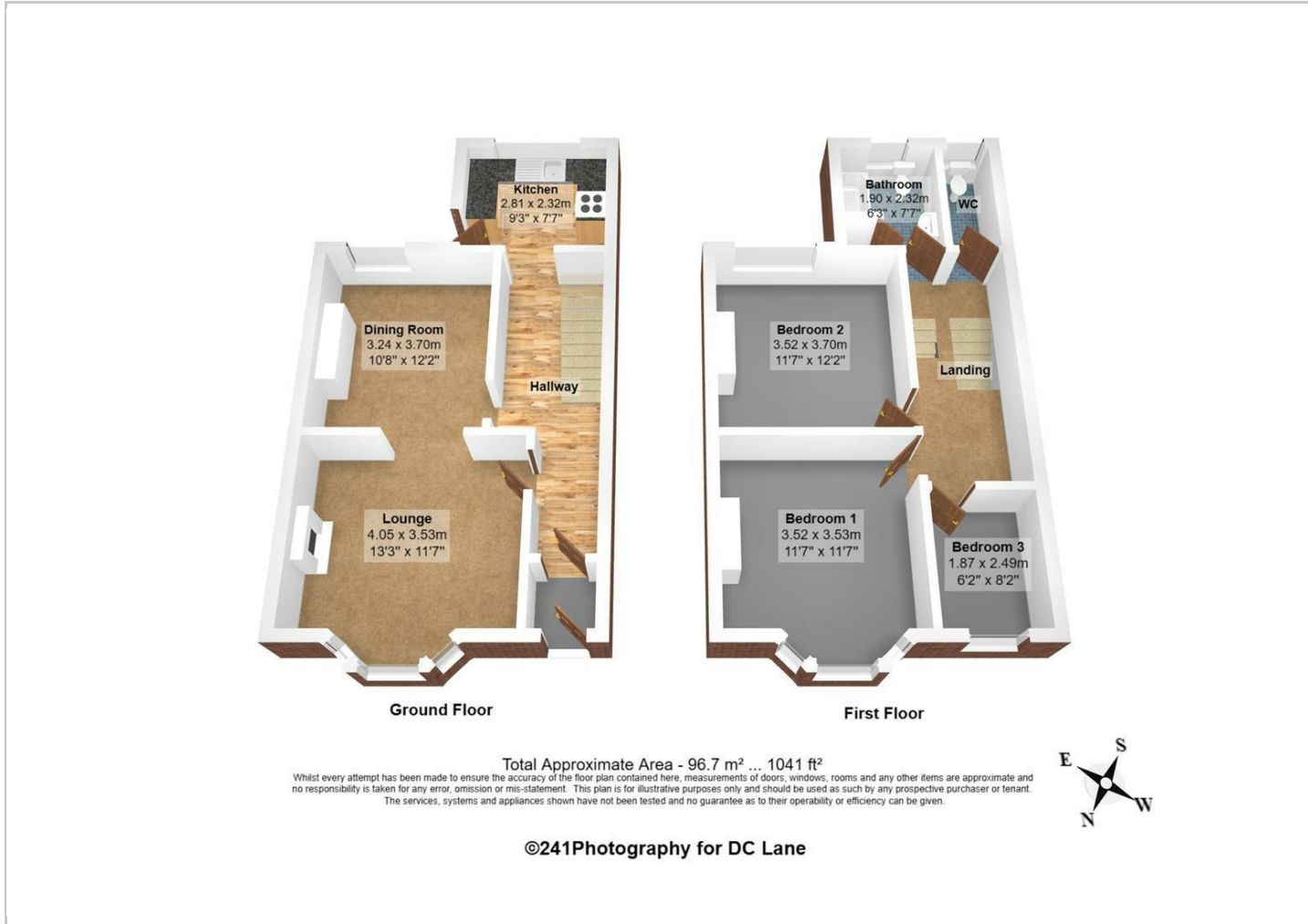
**Council Tax Band: B**

## Scan for Material Information

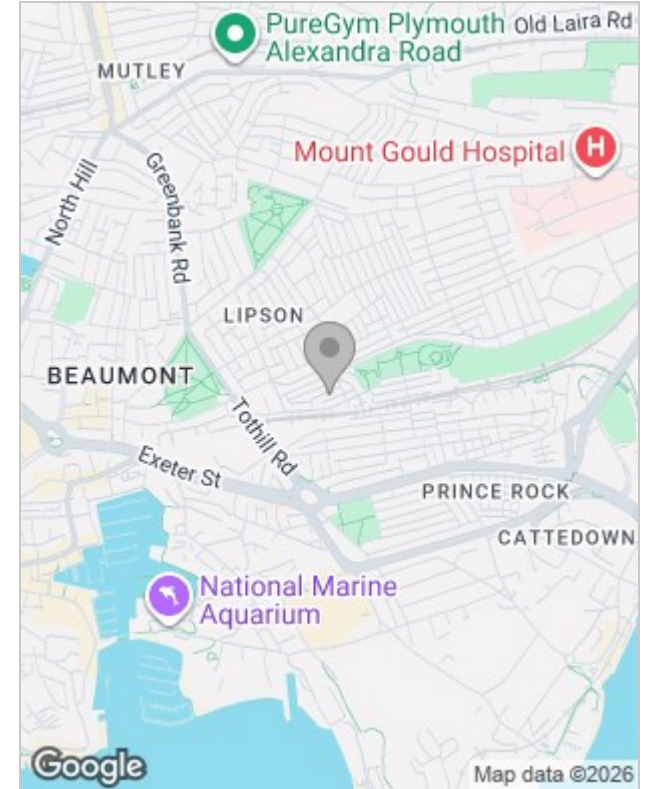




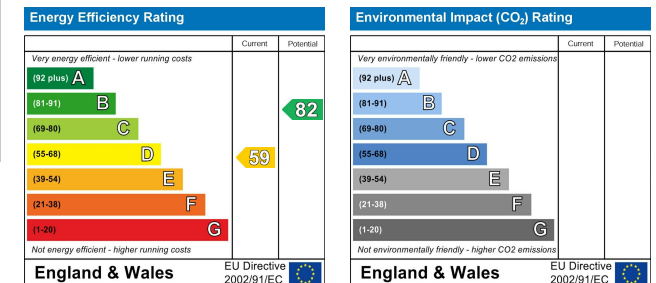
## Floor Plans



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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