



**DC**  
LANE  
SELL • LET • MANAGE

Junction Gardens, Plymouth, PL4 9AR  
Asking Price £210,000 Freehold

 3  2  1  C



# Junction Gardens

Plymouth, PL4 9AR

- Modern Family Home
- Family Bathroom
- Rear Garden
- Gas Central Heating
- Beautifully Presented
- 3 Bedrooms
- En-suite to Master
- Allocated Parking
- Double Glazing
- EPC Grade C

DC Lane are excited to introduce to the market this beautiful, modern home located in a quiet cul-de-sac in the popular residential area of St. Jude's, within walking distance of the City Centre, Plymouth University, and all the maritime attractions that Plymouth has to offer.

Providing ideal family living, benefitting from three good sized bedrooms with the master an en-suite, plus family bathroom and downstairs cloakroom. The large living room and kitchen diner provide the ideal entertaining space.

Externally there is a lawned enclosed rear garden and allocated parking space, along with plenty of on street parking and there are excellent locals schools closeby.

To arrange a viewing, please call our office on 01752 874242

SERVICE CHARGES applied for upkeep of the estate grounds and is approximately £120 Per Annum



## Ground Floor

Lounge 15'1" x 18'0" (4.62 x 5.49)

Kitchen/Diner 15'1" x 8'10" (4.62 x 2.7)

W/C 2'11" x 4'5" (0.9 x 1.36)

## First Floor

Master Bedroom 8'6" x 13'0" (2.6 x 3.97)

En Suite 8'6" x 13'0" (2.6 x 3.97)

Bedroom Two 8'6" x 10'5" (2.6 x 3.2)

Bedroom Three 6'1" x 9'1" (1.86 x 2.77)

Bathroom 6'1" x 5'6" (1.86 x 1.68)





## Directions

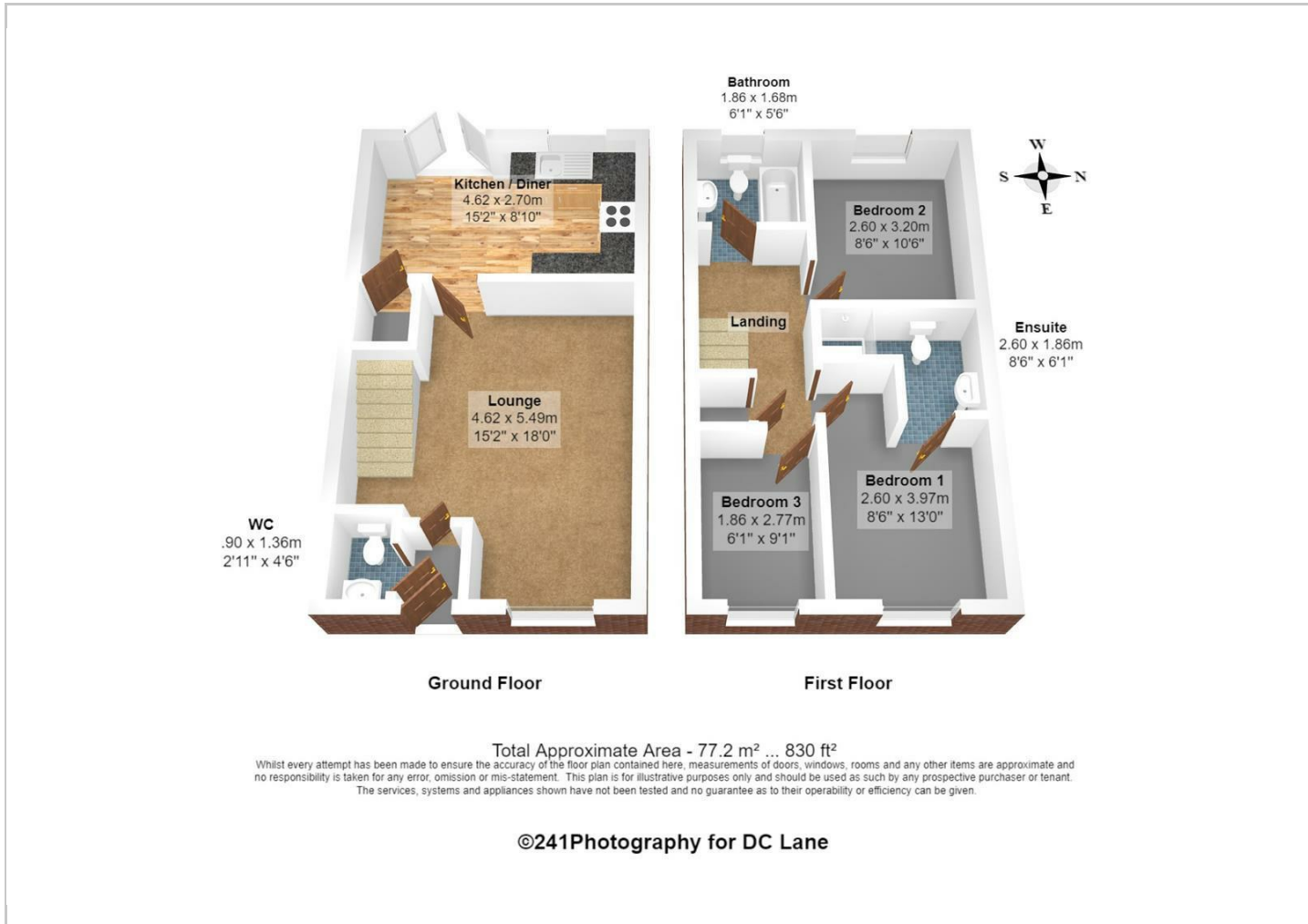
From our office PL4 6JJ Take B3238 to Desborough Rd 4 min (0.9 mi) Continue on Desborough Rd. Drive to Junction Gardens 3 min (0.5 mi) PL4 9AR Junction Gardens, Plymouth

**Council Tax Band: C**





## Floor Plans

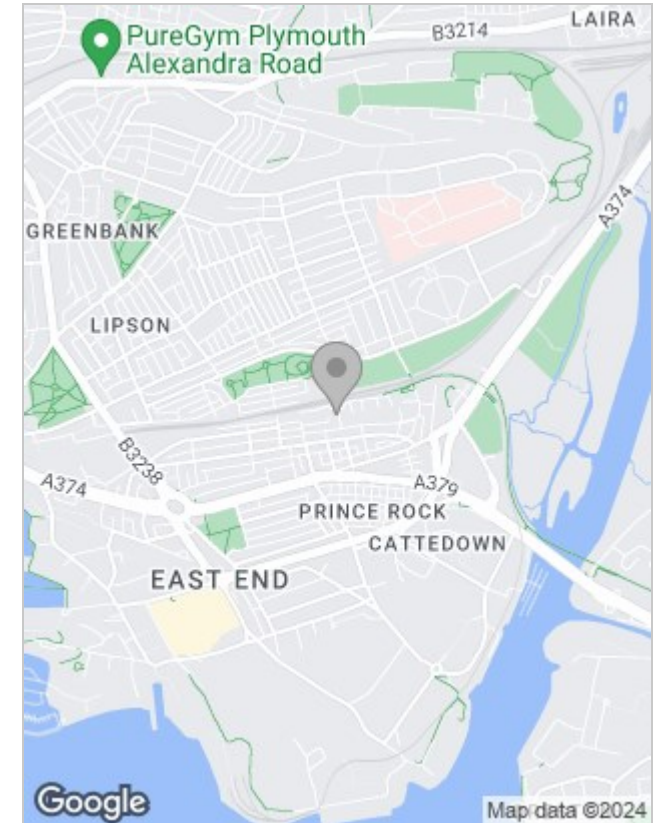


## Viewing

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

