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LANE  
01752 874242  
FOR SALE

25

Lipson Avenue, Plymouth, PL4 8SQ  
£260,000 Freehold

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£260,000

# Lipson Avenue

## Plymouth, PL4 8SQ

- Mid Terraced House
- Lipson Location
- Kitchen & Breakfast Room
- Well Presented
- Rear Courtyard Garden
- Three Double Bedrooms
- Contemporary Lounge & Dining Room
- Bathroom & Shower Room
- Spacious Accommodation
- Council Tax Band B

DC Lane are delighted to present this charming mid terrace house located in the popular Lipson area and positioned with easy access to the A38 and City Centre for a convenient commute and within walking distance of Freedom Fields park and local amenities. The property is also within the catchment area of excellent schooling.

Excellent presented and filled with natural light, the deceptively spacious accommodation comprises an entrance vestibule leading into a welcoming hallway with rear garden access and an understairs shower room with WC. The two reception rooms have been gracefully opened to create a seamless flow enhanced by elegant flooring. A bay window, ornate coving and ceiling roses introduce timeless character, while a cosy wood burning stove and bespoke alcove shelving elevate the ambience. This magnificent, free flowing space is perfectly designed to showcase statement furniture and refined living. The cleverly designed contemporary kitchen integrates cabinets within both the breakfast room and kitchen providing ample worktop space. The oven, hob and washing machine are neatly tucked away, maintaining a clean and streamlined look.

Stairs lead to the first floor, where the generous master bedroom spans the full width of the property. Two further double bedrooms are complemented by a well appointed bathroom with a shower over the bath. Outside, there is a low maintenance rear courtyard garden featuring a concrete shed and rear service lane access.

This outstanding property is ideal for first time buyers and young families, offering a generous sense of space in a highly sought after location. Early viewing is strongly recommended.



### Ground Floor

Lounge	13'6" x 15'0" (4.124 x 4.59)
Dining Room	11'5" x 12'8" (3.50 x 3.87)
Breakfast Room	11'0" x 10'6" (3.37 x 3.22)
Kitchen	11'0" x 4'7" (3.37 x 1.42)
Shower Room	2'7" x 6'1" (0.81 x 1.87)

### First Floor

Bedroom One	17'8" x 14'9" (5.39 x 4.50)
Bedroom Two	11'4" x 12'8" (3.46 x 3.87)
Bedroom Three	11'0" x 9'3" (3.37 x 2.83)
Bathroom	6'11" x 6'0" (2.13 x 1.84)





## Directions

Head south on Mutley Plain/B3250 towards Lisson Grove 121 ft Continue straight to stay on Mutley Plain/B3250 0.1 mi Continue onto Greenbank Rd/B3238 0.4 mi Turn left onto Lipson Rd 0.3 mi Turn right onto Mount Gould Rd 33 ft Turn right onto Sea View Ave 118 ft Turn left towards Lipson Ave 243 ft Turn right onto Lipson Ave property will be on the right

**Council Tax Band: B**

## Scan for Material Information

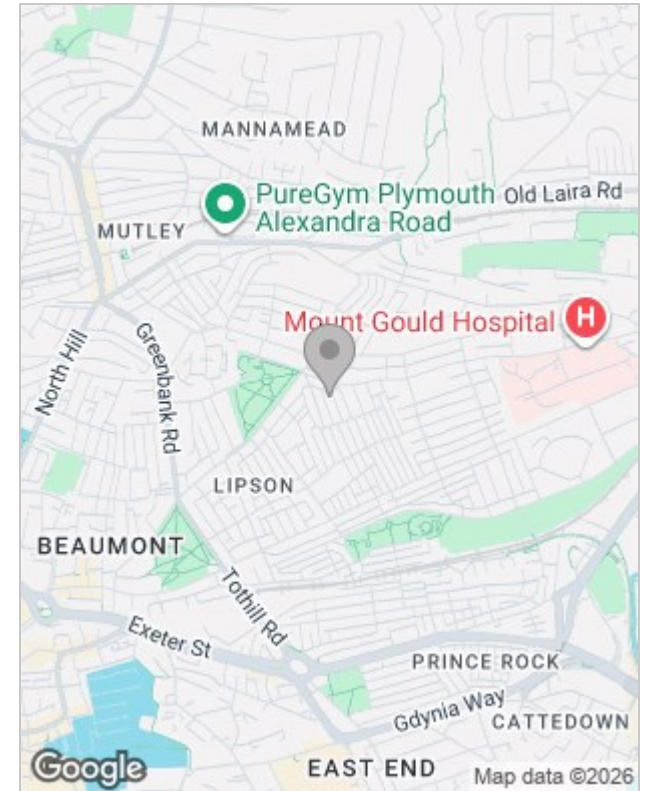




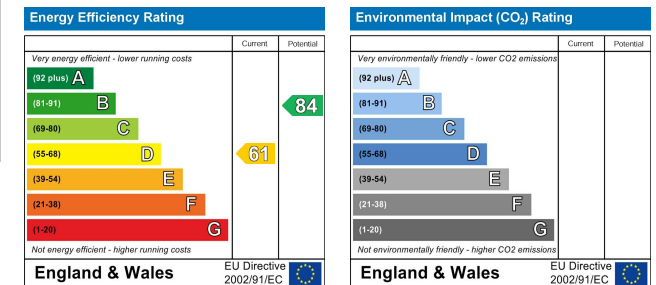
## Floor Plans



## 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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