



**DC**  
LANE

SELL • LET • MANAGE

Embankment Road, Plymouth, PL4 9JG

£195,000 Freehold

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£195,000

# Embankment Road

Plymouth, PL4 9JG

- End Terrace House
- Arranged Over Three Storeys
- Substantial Family Home
- Front & Rear Gardens
- Gas Central Heating
- Four Double Bedrooms
- Off Road Parking For Two Cars
- Well Presented
- Bathroom & Shower Room
- Ideal Location

DC Lane are delighted to bring to the market this four bedroom end terrace home in an ideal location with easy access to the A38 and within walking distance to the city centre and also Saltram Gardens and Estate.

This substantial family home offers well proportioned accommodation set over three floors with plenty of light throughout. Offering two allocated parking spaces and low maintenance front garden this property is set on the largest plot of the terrace.

The accommodation briefly comprises of entrance porch, sitting room, spacious kitchen/diner giving garden access to an enclosed paved garden, a lovely secluded space to relax or entertain.

To the first floor, there are two good sized bedrooms and a stunning family bathroom featuring modern freestanding bath. To the second floor there are two double bedrooms enjoying elevated views of the area and a shower room with velux window.

This lovely home will appeal to a variety of buyers and a viewing is highly recommended to appreciate the space, style and location.



## Ground Floor

Sitting Room 15'5" x 11'5" (4.72 x 3.48)

Kitchen/Diner 15'5" x 11'4" (4.72 x 3.46)

## First Floor

Bedroom One 8'11" x 11'4" (2.72 x 3.46)

Bedroom Two 8'11" x 11'5" (2.72 x 3.48)

Bathroom 6'0" x 7'1" (1.84 x 2.16)

## Second Floor

Bedroom Three 8'7" x 10'6" (2.64 x 3.21)

Bedroom Four 11'11" x 11'5" (3.64 x 3.48)

Shower Room





## Directions

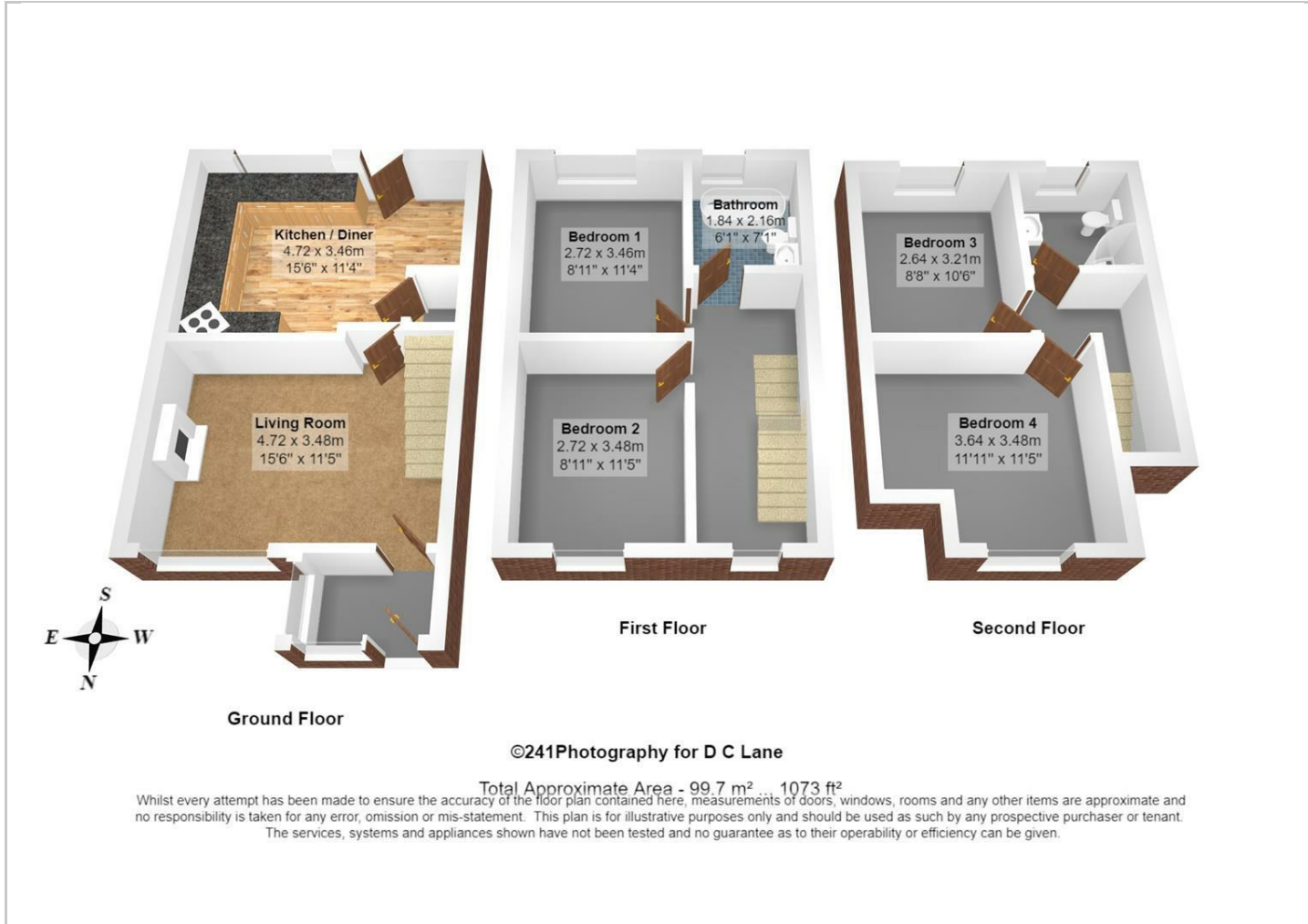
From the DC Lane office head south on Mutley Plain after 0.2 mi turn left onto Greenbank Road for 1 mile and turn left into Desborough Road, Turn immediate right into Grenville Road and follow the road to the end. The property can be found straight in front .

**Council Tax Band:**





## Floor Plans

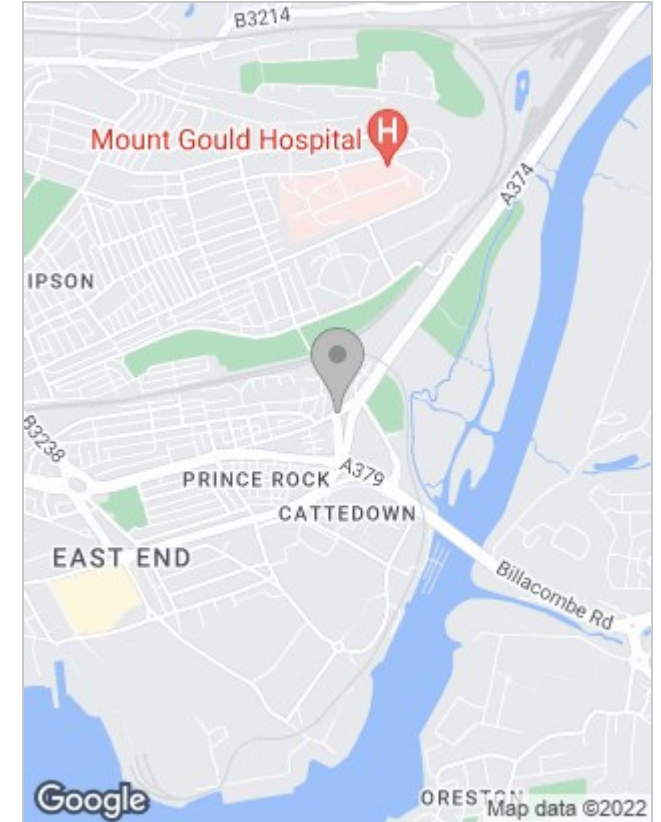


## Viewing

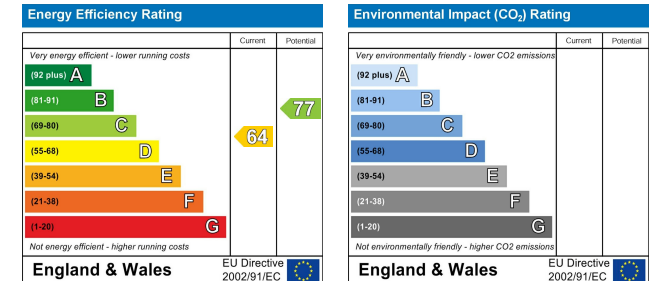
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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