



SELL • LET • MANAGE

Welbeck Avenue, Plymouth, PL4 6BG  
£85,000 Leasehold - Share of Freehold

1 bed icon 1 bath icon 1 sofa icon C icon



£85,000

# Welbeck Avenue

Plymouth, PL4 6BG

- Ground Floor Flat
- Central City Centre Location
- In Need of Modernisation
- Rear Courtyard Garden
- No Onward Chain
- One Double Bedroom
- Spacious Accommodation
- Generous Kitchen/Diner
- Gas Central Heating
- Council Tax Band A

DC Lane are delighted to present this ground floor flat located centrally and within strolling distance to the City Centre, railway station and University.

The accommodation comprises of communal hallway, entry into the lounge with bay window, double bedroom with garden facing view, shower room and generous kitchen/diner with rear garden access. Having been let for many years the property is need of modernisation however does have electrical and gas safety certificates.

With no onward chain, we believe this would make an ideal First Time Buy or Buy to Let investment due to the popular location and long lease - a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	13'2" x 14'9" (4.02 x 4.51)
Bedroom	12'4" x 10'7" (3.76 x 3.24)
Shower Room	5'5" x 4'7" (1.66 x 1.40)
Kitchen	11'4" x 14'0" (3.47 x 4.28)





### Directions

Head south on Mutley Plain/B3250 towards Belgrave Rd 0.2 mi Turn right onto North Hill/B3250 0.2 mi Turn right onto N Rd E 0.2 mi Turn right onto Welbeck Ave and the property can be found on the left.

**Council Tax Band: A**

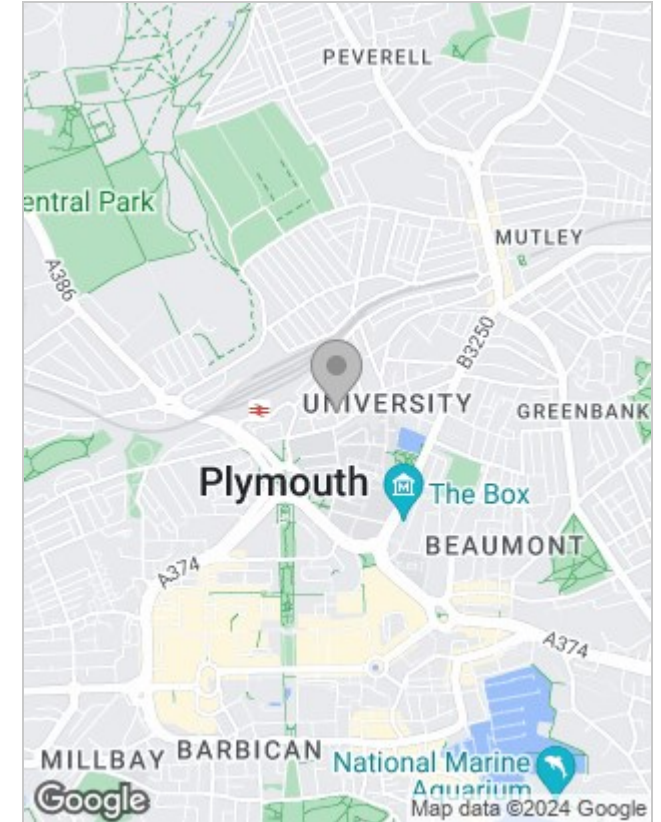




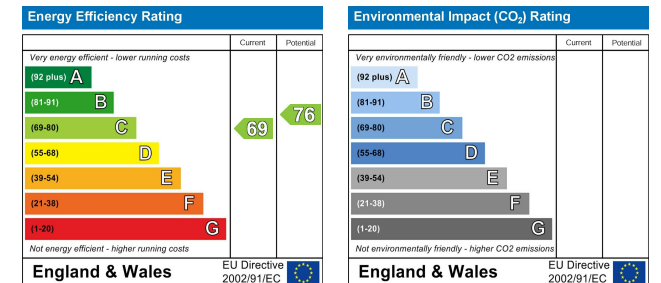
## Floor Plans



## 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.

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