



**DC**  
LANE  
SELL • LET • MANAGE

Belgrave Road, Plymouth, PL4 7DR  
£175,000 Leasehold - Share of Freehold

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£175,000

# Belgrave Road

## Plymouth, PL4 7DR

- Ground Floor Maisonette
- Central Mutley Location
- Share of Freehold
- Potential Purchase Garage
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Recently Renovated
- Rear Courtyard Garden
- Council Tax Band A

### TWO MAISONNETTES AVAILABLE IN THE BUILDING

DC Lane are delighted to present this well presented maisonette located in a tree lined avenue just off Mutley Plain and with easy access to the City Centre, A38 and all major routes.

This recently renovated maisonette, arranged over two well-proportioned floors, offers stylish and spacious living in a sought-after location. Finished to a high standard throughout, the property features brand new carpets and a fresh, modern interior.

Entry is via the ground floor opening into a bright and expansive dual aspect lounge/dining room, generous enough to accommodate statement furniture with period fireplace as a focal point. A sleek, modern kitchen offers ample storage, complemented by a convenient cloakroom/WC on this level.

Stairs lead down to the lower floor, where you'll find an exceptionally large principal double bedroom, a second good-sized double bedroom, and a modern family bathroom with a shower over the bath. A door provides access to a private rear courtyard garden, perfect for enjoying outdoor space in a low-maintenance setting.

Additional benefits include the possibility of purchasing the garage, a new lease with a share of the freehold and offered to the market with no onward chain.

This versatile and inviting property presents an excellent opportunity for first-time buyers or investors alike and a viewing is highly recommended.



### Ground Floor

|             |                              |
|-------------|------------------------------|
| Lounge      | 13'3" x 13'10" (4.04 x 4.22) |
| Dining Room | 11'0" x 13'10" (3.37 x 4.23) |
| Kitchen     | 9'2" x 10'5" (2.81 x 3.18)   |
| WC          | 2'11" x 4'8" (0.91 x 1.44)   |

### Lower Ground Floor

|             |                             |
|-------------|-----------------------------|
| Bedroom One | 16'4" x 15'9" (5.00 x 4.82) |
| Bedroom Two | 10'9" x 13'1" (3.30 x 4.00) |
| Bathroom    | 9'2" x 11'11" (2.81 x 3.64) |





## Directions

From the DC Lane office Turn Right onto Connaught Ave 0.2 mi Turn right onto Pearson Rd 171 ft Turn right onto Belgrave Rd and the property can be found on the left.

## Scan for Material Information



**Council Tax Band:**





## Floor Plans

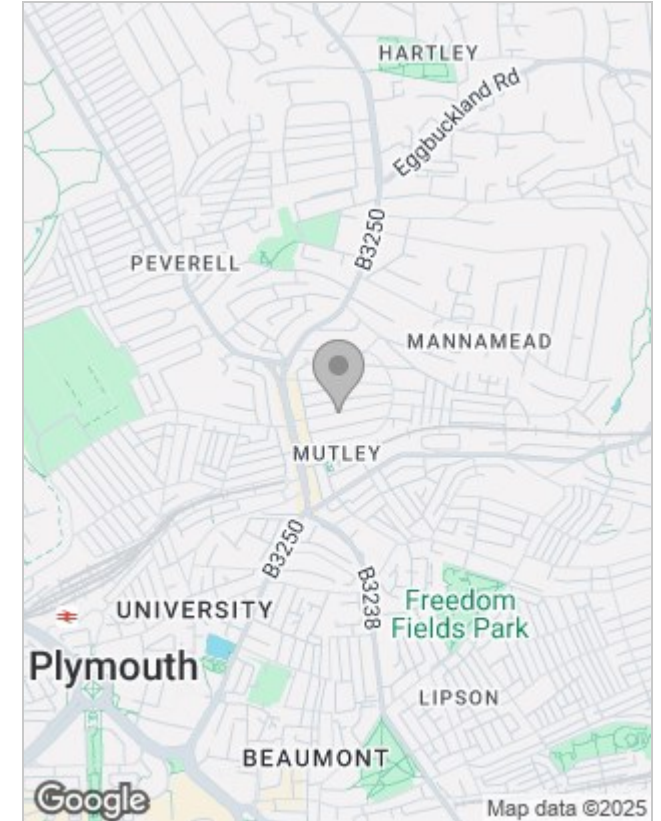


## Viewing

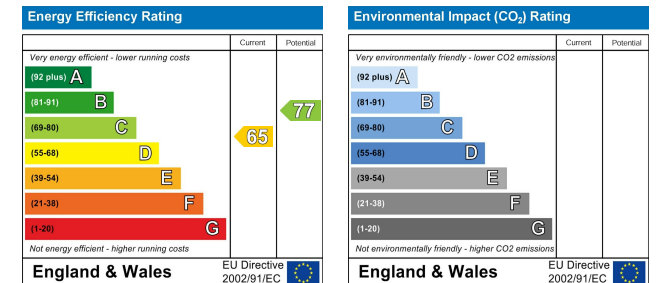
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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