



SELL • LET • MANAGE

Lisson Grove, Plymouth, PL4 7DN

£170,000 Freehold

 3  1  2  E



£170,000

# Lisson Grove

Plymouth, PL4 7DN

- INVESTMENT POTENTIAL
- Three Bedrooms
- Central Mutley Location
- No Onward Chain
- Off Road Parking
- End Terrace House
- Three Reception Rooms
- Full Refurbishment Required
- Spacious Accommodation
- Council Tax Band B

## INVESTMENT POTENTIAL

DC Lane are pleased to present this excellent opportunity to purchase an end terraced period property in need of full refurbishment located along a tree lined avenue just off Mutley Plain and within strolling distance to the local parade of shops and easy access to the A38 and major routes.

Offering versatile living space this substantial property has generous accommodation and character features. The hallway opens to the lounge with bay window and pocket doors open into a further reception room with period fire surround.. The breakfast room features original built in cupboards, another period fire surround and leads into the kitchen with rear garden access. Stairs lead to the first floor with three bedrooms, the master spanning the width of the property and are serviced by a bathroom with separate wc.

Externally the rear courtyard is paved with roller door providing off road parking. Needing a full programme of refurbishment this property is being sold with no onward chain.

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	13'1" x 15'3" (4.00 x 4.65)
Dining Room	11'1" x 11'4" (3.39 x 3.47)
Breakfast Room	10'2" x 12'1" (3.10 x 3.69)
Kitchen	10'2" x 5'1" (3.10 x 1.55)

## First Floor

Bedroom One	17'8" x 15'0" (5.39 x 4.58)
Bedroom Two	11'9" x 11'3" (3.60 x 3.44)
Bedroom Three	10'2" x 8'6" (3.10 x 2.60)
Bathroom	6'7" x 5'5" (2.02 x 1.67)
WC	4'3" x 2'7" (1.31 x 0.80)





## Directions

From the DC Lane office turn left along Mutley Plain and turn left into Lisson Grove, the property can be found on the right.

**Council Tax Band: B**

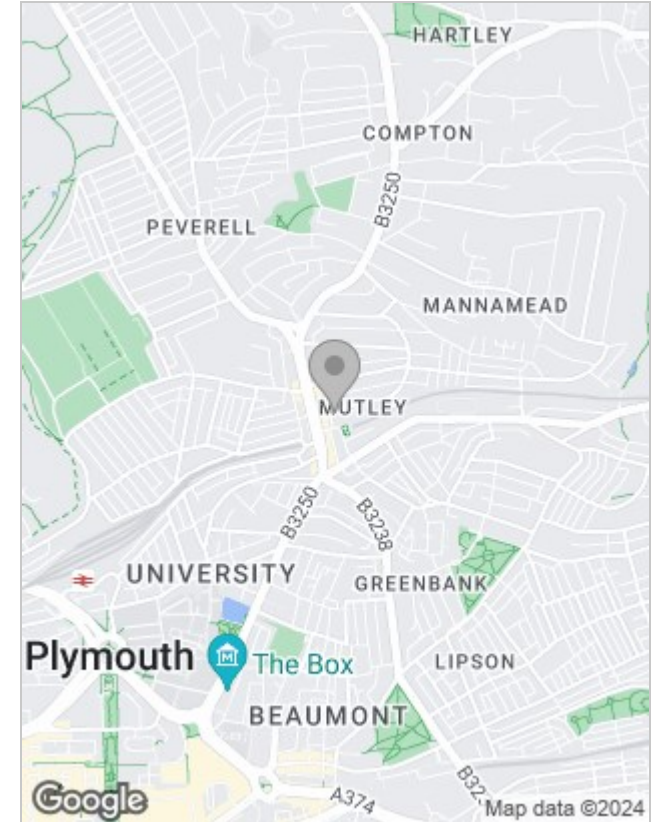




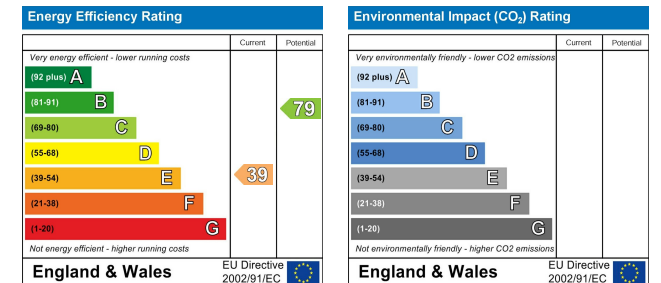
## Floor Plans



## 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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