



**DC**  
LANE

SELL • LET • MANAGE

Moorfield Avenue, Plymouth, PL6 5SE

£125,000 Leasehold

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£125,000

# Moorfield Avenue

Plymouth, PL6 5SE

- Ground Floor Apartment
- Quiet Cul-de-Sac
- In Need of Some Modernisation
- Rear Garden
- No Onward Chain
- Egguckland Location
- Two Double Bedrooms
- Gas Central Heating
- Ideal FTB/BTL
- Council Tax Band A

DC Lane are delighted to present a Ground Floor apartment located in a quiet cul-de-sac in popular Egguckland with close proximity to local amenities and easy access to the A38 and major routes.

The property comprises of entrance hallway with storage cupboard, bay fronted lounge with fireplace, two double bedrooms, kitchen/dining room with breakfast bar and recently renovated shower room. Externally there is an enclosed garden with patio and lawn area and timber shed.

The property would benefit from some modernisation and would make an ideal First time Buy or Buy to Let investment. Being sold with no onward chain 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	12'3" x 13'4" (3.74 x 4.08)
Kitchen/Diner	9'10" x 9'6" (3.00 x 2.90)
Bedroom One	13'0" x 11'4" (3.97 x 3.46)
Bedroom Two	13'0" x 9'6" (3.97 x 2.90)
Shower Room	8'2" x 5'7" (2.51 x 1.72)





## Directions

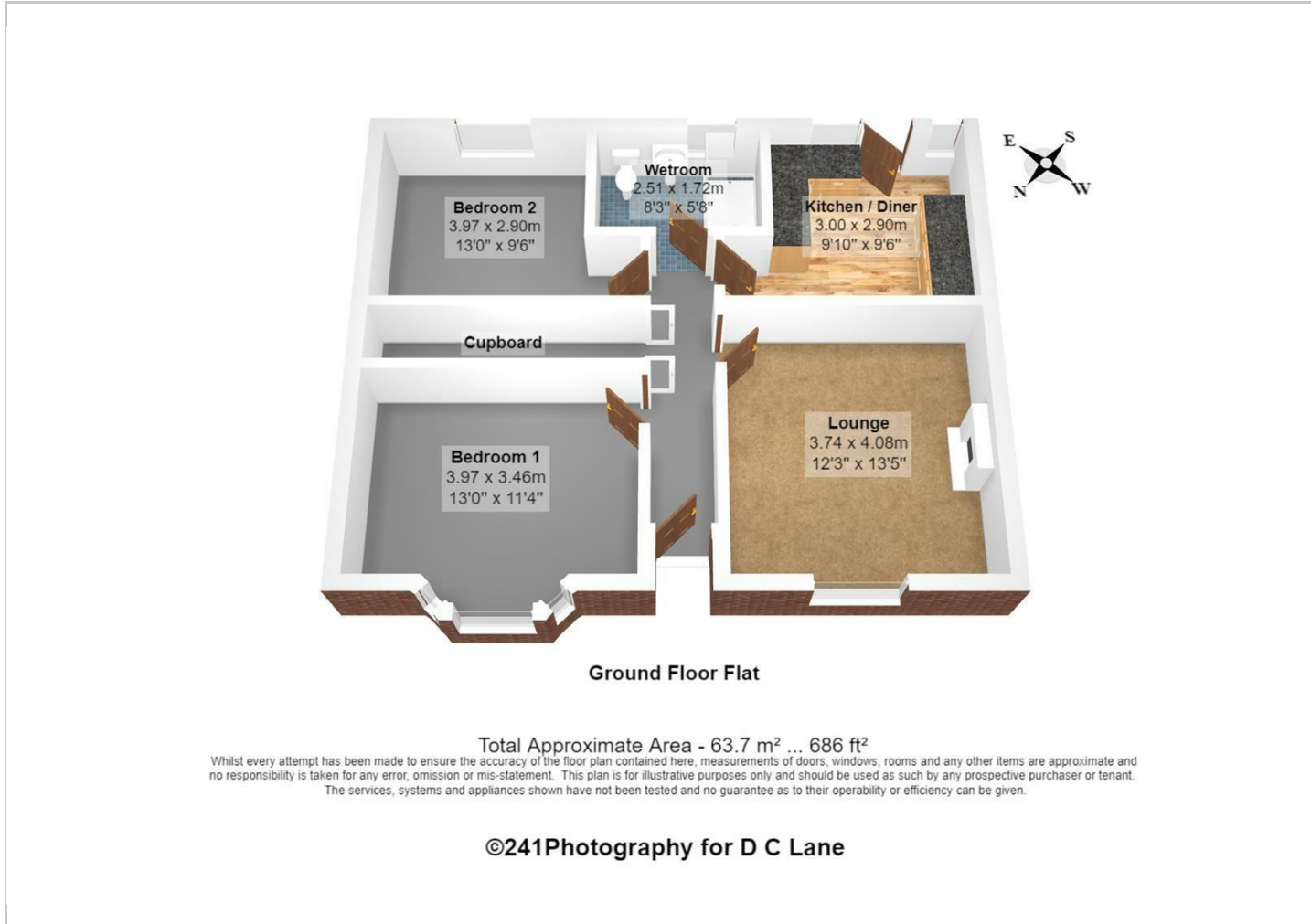
Head south on Mutley Plain to Mannamead Road and continue for 0.4 mi, turn right onto Egguckland Road and continue for 0.4 mi, at the roundabout take the 2nd exit and stay on Egguckland Road. At the next roundabout take the 1st exit and stay on Egguckland Road, Take 1st exit at the next roundabout Turn left onto Frogmore Ave and turn left onto Moorfield Ave, the property can be found on the left.

**Council Tax Band: A**





## Floor Plans

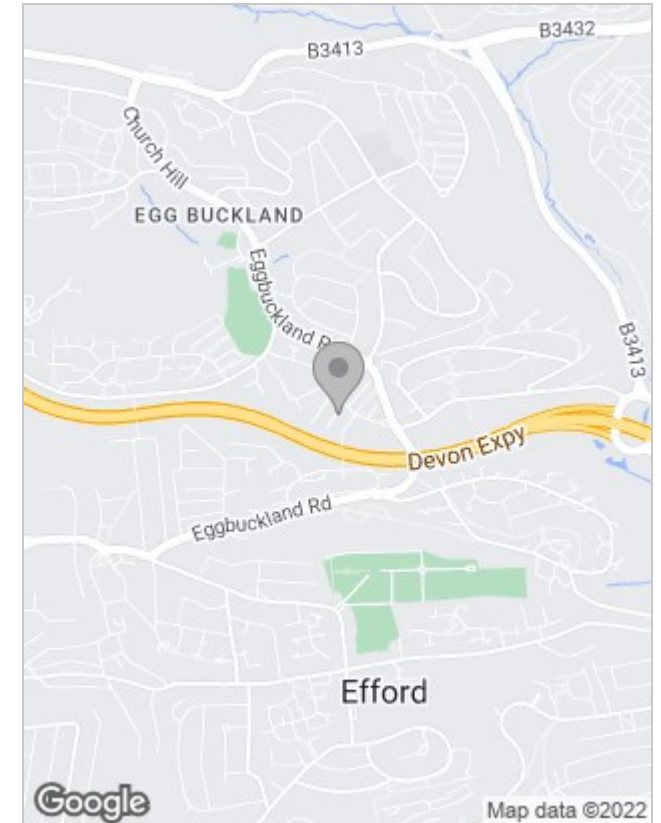


## Viewing

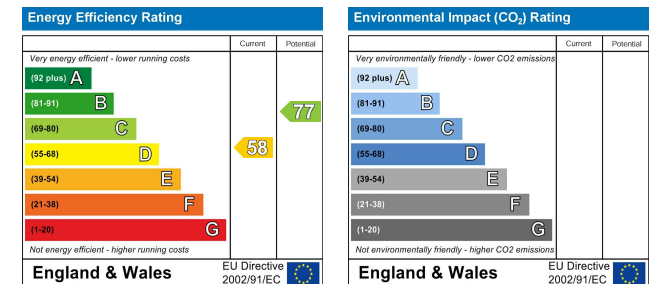
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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