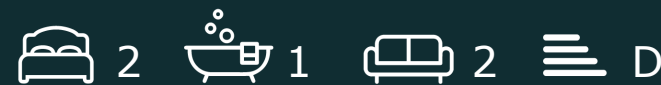


DC  
LANE

SELL • LET • MANAGE

Edgar Terrace, Plymouth, PL4 7HQ

£180,000 Freehold





£180,000

# Edgar Terrace

Plymouth, PL4 7HQ

- Mid Terraced House
- Lipson Location
- Character Features
- Deceptively Spacious Accommodation
- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Staircase to Generous Attic
- Front & Rear Gardens
- Council Tax Band B

DC Lane are thrilled to showcase this well presented terraced home situated close to Plymouth city centre and local amenities with excellent transport links to the A38.

Located close to Mutley Plain this lovely period property exudes charm, character features and well proportioned rooms. The ground floor accommodation features beautiful exposed wood floors and 'old school' radiators and the entrance hall has a walk in cupboard offering plentiful storage. The principal reception room with bay window has a period fireplace set against an exposed brick wall and a further reception room is garden facing. The kitchen has an abundance of cabinets and the rear lobby with garden access leads to a utility area. The first floor landing leads to a particularly spacious master bedroom and a further large second bedroom, shower room and separate w/c with stairs rising to a generous attic room.

Externally there is a paved area at the front to enjoy the morning sun and to the rear this impressive low maintenance garden features space for various seating areas for different moods and occasions - this certainly is a garden for enjoyment.

With natural light flooding the property throughout and offered with no onward chain, we believe this delightful property would make a superb home and a viewing is highly recommended.



## Ground Floor

Lounge	12'2" x 14'4" (3.71 x 4.38)
Dining Room	10'1" x 12'1" (3.08 x 3.69)
Kitchen	7'7" x 10'1" (2.32 x 3.08)
Utility Room	2'11" x 16'4" (0.91 x 4.98)

## First Floor

Bedroom One	13'8" x 12'7" (4.19 x 3.85)
Bedroom Two	13'1" x 8'11" (4.01 x 2.73)
Shower Room	5'1" x 8'11" (1.56 x 2.73)
W/C	5'0" x 3'0" (1.53 x 0.92)

## Second Floor

Attic Room	19'4" x 20'2" (5.91 x 6.17)
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## Directions

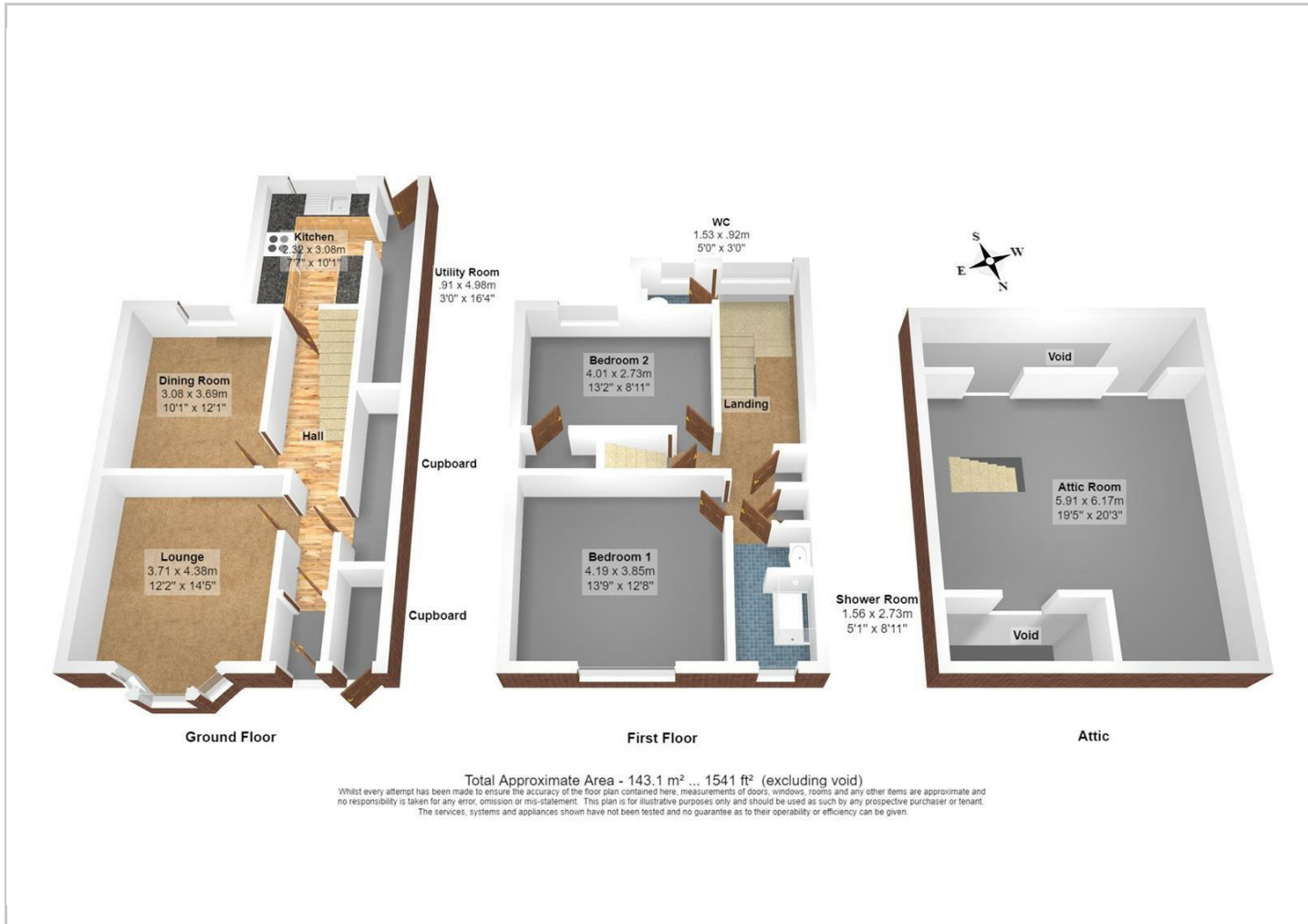
From the DC lane office Head south on Connaught Ave and turn right then 2nd left onto Ashford Rd. Continue along and under the bridge turning left into Edgar Terrace, the property can be found on the left.

**Council Tax Band: B**

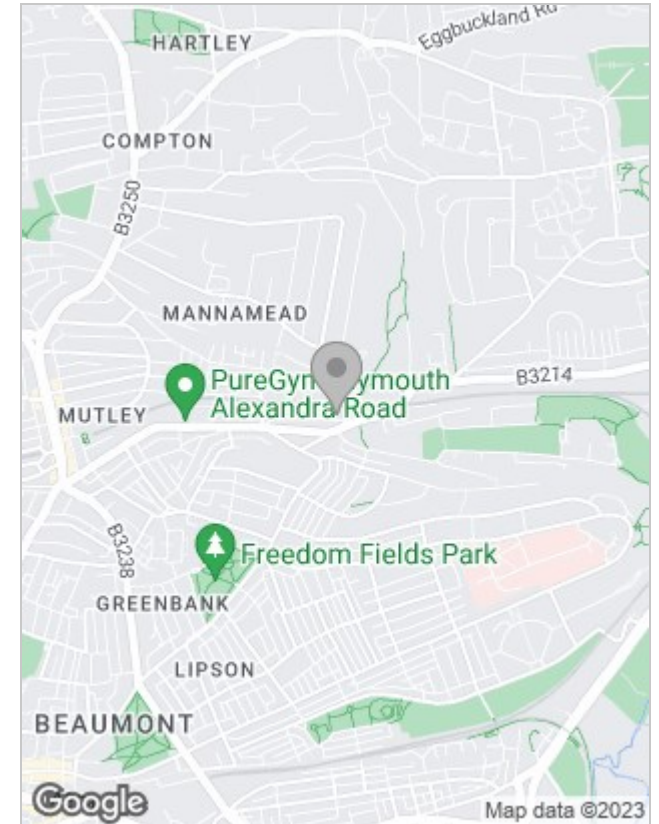




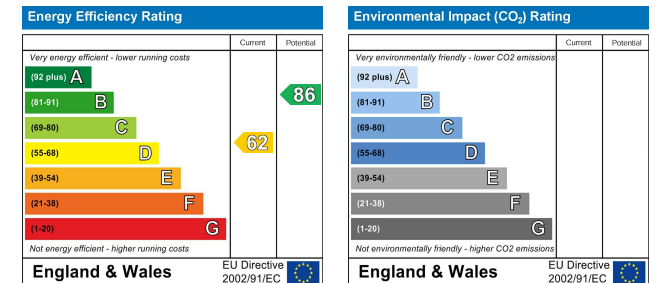
## Floor Plans



## 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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