



**DC**  
LANE

SELL • LET • MANAGE

8 Prince Maurice Road, Plymouth, PL4 7LH  
£190,000

 3  1  1  D



£190,000

# 8 Prince Maurice Road

Plymouth, PL4 7LH

- End Terrace House
- Three Double Bedrooms
- Large Kitchen Breakfast Room
- Garage
- Gas Central Heating
- Arranged over Three Storeys
- Extremely Well Presented
- Enclosed Courtyard Garden
- Deceptively Spacious Accommodation
- No Onward Chain

DC Lane are delighted to introduce to the market this deceptively spacious end of terrace family home in great decorative condition. Located in popular Lipson, within walking distance to the City Centre, University, railway station and close proximity to historic Freedom Fields Park most convenient for dog walking.

Arranged over three storeys this extremely well presented home offers on the ground floor a double bedroom (ideal for a work from home space) and a bay fronted sitting room. Stairs lead down to a generous sized kitchen/breakfast room with abundance of base and wall units and both side and rear access. The first floor offers two more double bedrooms and a family bathroom. To the rear is a lovely enclosed courtyard garden and garage/workshop accessed via the side of the property.

This superb property further benefits from gas central heating, no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location.



## Ground Floor

Living Room 14'11" x 10'6" (4.56 x 3.21)

Bedroom Three 11'9" x 10'4" (3.59 x 3.15)

## Lower Ground Floor

Kitchen/Breakfast Room  
14'6" x 13'3" (4.44 x 4.06)

## First Floor

Bedroom One 15'1" x 10'2" (4.60 x 3.10)

Bedroom Two 9'5" x 10'5" (2.88 x 3.20)

Family Bathroom 5'3" x 7'3" (1.61 x 2.21)



## Directions

From our office head South on Mutley Plain, bear left after 0.2 miles onto Greenbank Road. After 0.2 miles turn left onto Longfield Place. After 170 yards turn right onto Kensington Road and turn right onto Prince Maurice Road. The property will be found on the left.





## Floor Plans

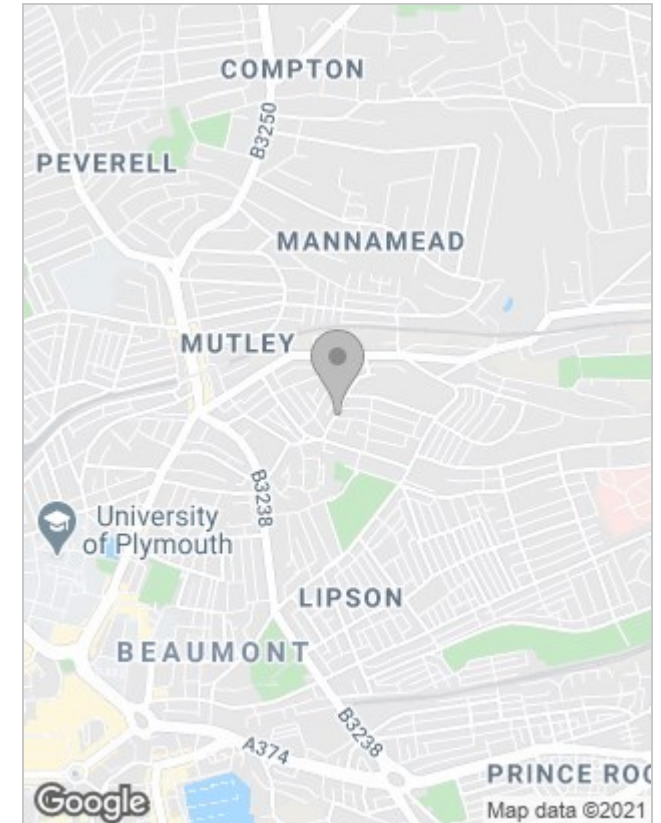


## Viewing

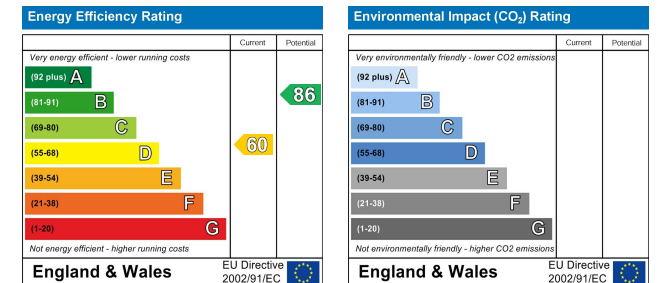
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk