



**DC**  
LANE

SELL • LET • MANAGE

Gifford Place, Plymouth, PL3 4JA  
Offers Over £260,000 Freehold

 3  2  2  C



Offers Over £260,000

# Gifford Place

## Plymouth, PL3 4JA

- Mid Terraced House
- Two Reception Rooms
- Popular Peverell Location
- Contemporary Kitchen
- No Onward Chain
- Three Bedrooms
- Refurbished Throughout
- Bathroom & Shower Room
- Courtyard Garden
- Council Tax Band B

DC Lane are delighted to bring to the market this impressive mid terrace family home in a great central location and within a short walk of the railway station, University, City Centre and just moments from Central Park.

Offering ideal family living and entertaining space the property boasts a neutral interior and has undergone a complete renovation including new main roof, guttering, front and rear rendering, gas central heating system, rewired and new consumer unit aswell as complete decoration and flooring. The vestibule opens into the welcoming hallway leading to a spacious reception room with and bay window through to a second reception room. A new contemporary kitchen boasts integrated appliances and the abundance of cabinets ensures there are plenty of storage solutions with a roof lantern letting light flood through and additionally door access to the courtyard garden. To the first floor there are three bedrooms (two doubles and a single) are serviced by a well appointed bathroom and separate shower room.

With natural light flooding throughout the property this presents an excellent opportunity to acquire a superb property in a prime location, with no onward chain a viewing is most definitely recommended.



### Ground Floor

Lounge	11'6" x 13'1" (3.52 x 4.00)
Dining Room	9'6" x 12'10" (2.92 x 3.92)
Kitchen	9'4" x 17'8" (2.86 x 5.40)

### First Floor

Bedroom One	8'3" x 12'11" (2.52 x 3.96)
Bedroom Two	9'6" x 12'11" (2.90 x 3.96)
Bedroom Three	7'1" x 9'5" (2.18 x 2.89)
Bathroom	9'4" x 5'1" (2.86 x 1.55)
Shower Room	5'0" x 5'5" (1.54 x 1.67)



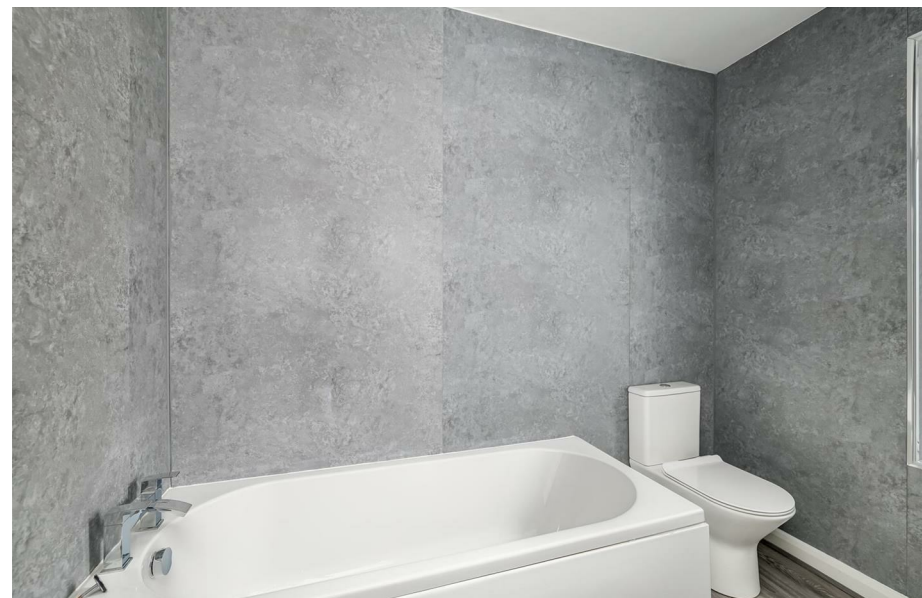
## Directions

From Mutley Plain/B3250 Turn left onto Ford Park Rd 0.5 mi and at the roundabout turn right and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: B**





## Floor Plans

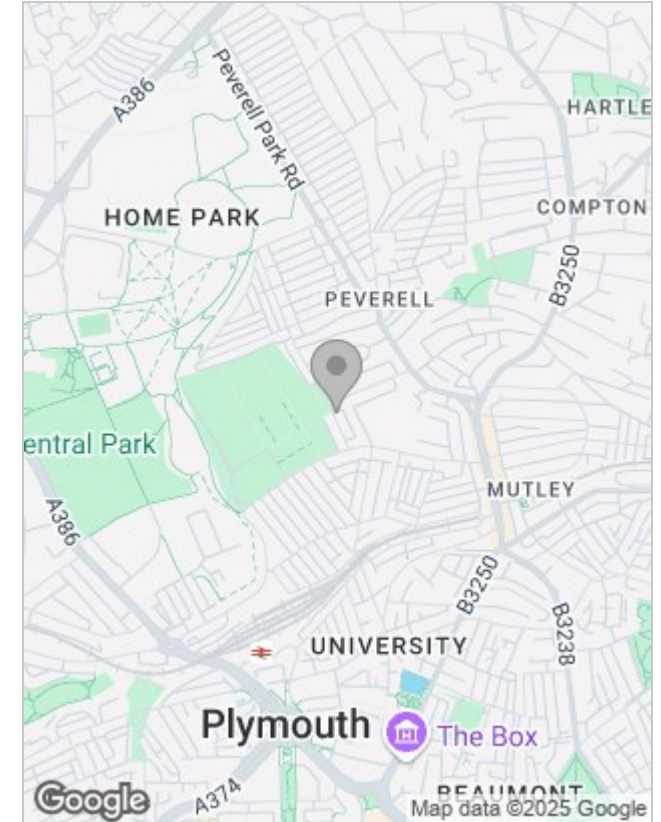


## Viewing

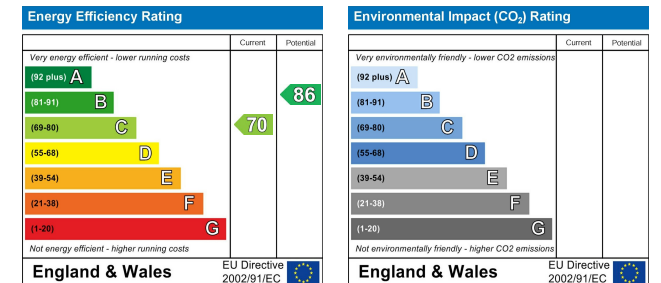
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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