



**DC**  
LANE

SELL • LET • MANAGE

Meredith Road, Plymouth, PL2 3QJ

£245,000 Freehold

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£245,000

# Meredith Road

## Plymouth, PL2 3QJ

- Charming Mid Terraced House
- Two Reception Rooms
- Spacious Accommodation
- Pretty Courtyard Garden
- Ideal First Time Buy
- Two Double Bedrooms
- Popular Peverell Location
- Period Features
- No Onward Chain
- Council Tax Band B

DC Lane are thrilled to present a delightful Edwardian mid terraced house exuding plenty of character in popular Peverell and positioned with easy access to the A38, City Centre and with the entrance to Central Park a short stroll away for leisure pursuits.

Tastefully decorated the spacious accommodation with natural light throughout opens into the entrance vestibule through a stained glass door into a welcoming hallway. Stripped doors feature throughout the property and a period fireplace not only provides a focal point but also bring a sense of history and charm to the property. The principle reception room features a box bay window, period fireplace, ornate coving and restored stripped floorboards leading through half glazed pocket doors into the second reception room which boasts built in cupboard and French doors opening to the garden. The generous kitchen has plentiful cabinets with room for table and chairs. Stairs rise to the first floor with the master bedroom spanning the width of the property featuring a box bay window and built in cupboards. There is a further double bedroom with built in cupboard serviced by a particularly generous bathroom with corner bath and shower enclosure. Externally there is a pretty rear courtyard garden with a decked area, row of storage sheds and rear service lane access, a lovely spot for relaxation or entertainment.

Recent improvements include 270mm roof insulation, roof remedials and electrical and gas safety certificates. With no onward chain we believe this splendid property is attractive to First Time Buyers and the enviable location on the doorstep of Central Park completes the appeal of this beautiful home - a viewing is most definitely recommended.



### Ground Floor

Lounge	11'7" x 11'8" (3.54 x 3.56)
Dining Room	9'4" x 13'9" (2.85 x 4.20)
Kitchen	9'4" x 16'0" (2.87 x 4.88)

### First Floor

Bedroom One	15'3" x 11'8" (4.65 x 3.56)
Bedroom Two	9'5" x 11'7" (2.88 x 3.54)
Bathroom	9'5" x 8'4" (2.88 x 2.56)





## Directions

From the DC Lane office go through Hyde Park onto Peverell Park Road and continue to the traffic lights. Turn left onto Outland Rd/A386 0.4 mi Keep left to continue on Segrave Rd 308 ft Turn right onto Outland Rd/A386 0.3 mi Turn left onto Meredith Rd 285 ft and the property can be found on the right.

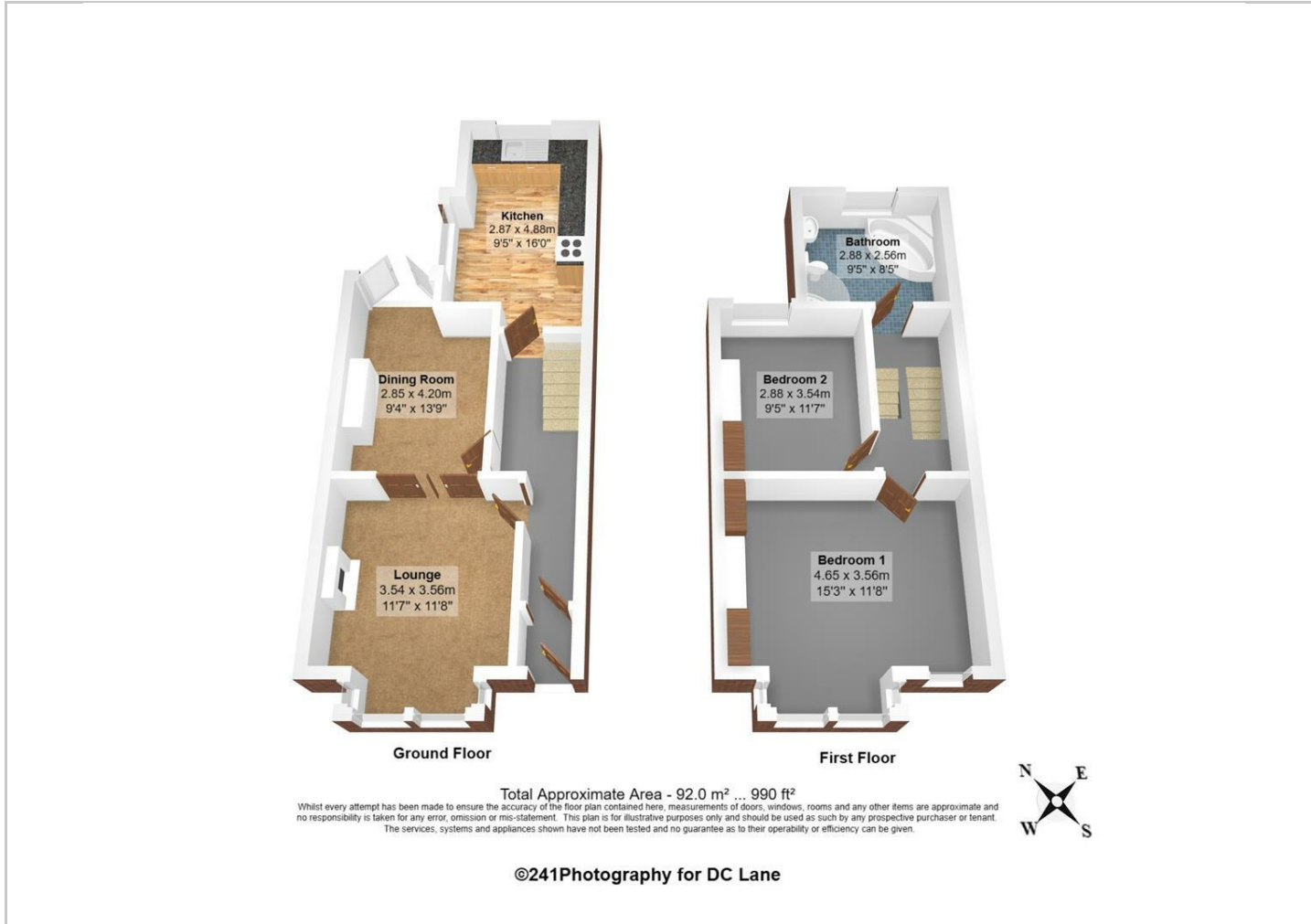
**Council Tax Band: B**

## Scan for Material Information





## Floor Plans

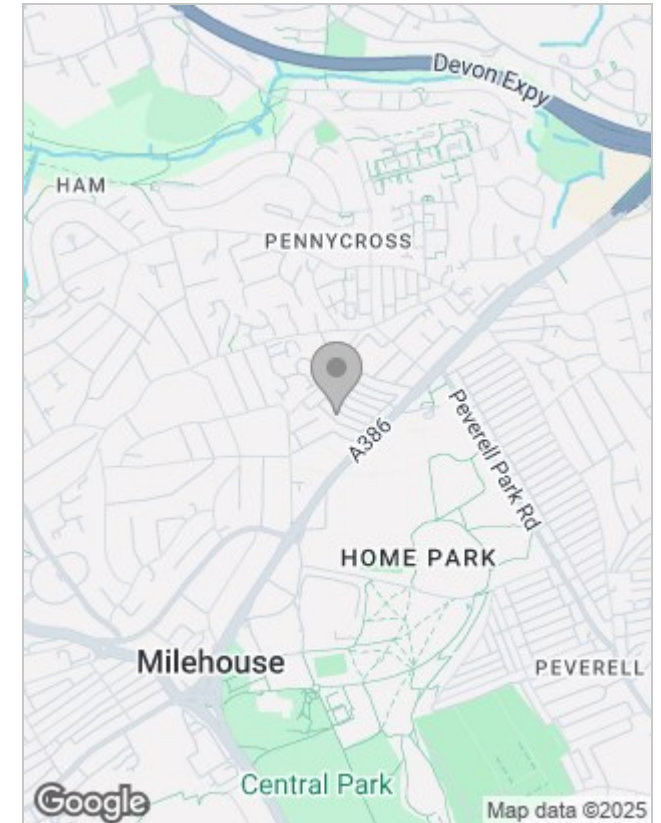


## Viewing

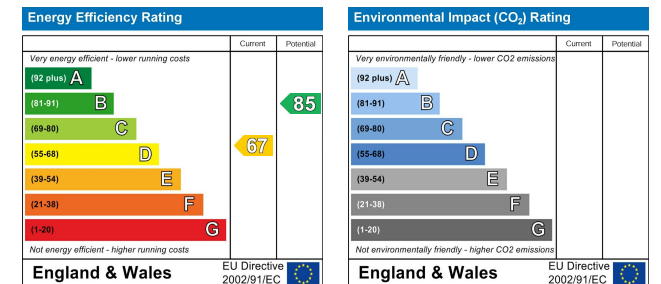
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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