



**DC**  
LANE

SELL • LET • MANAGE

Chaddlewood Avenue, Plymouth, PL4 8RF  
£270,000 Freehold

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£270,000

# Chaddlewood Avenue

Plymouth, PL4 8RF

- Mid Terraced House
- Popular St Judes Location
- Arranged Over Three Storeys
- Views of Plymouth Sound
- No Onward Chain
- Three Bedrooms & Loft Room
- Deceptively Spacious
- Bathroom & Shower Room
- Pretty Enclosed Garden
- Council Tax Band B

DC Lane are extremely proud to introduce to the market this delightful period mid terraced house located in the popular residential area of St Judes within walking distance to the City Centre and with easy access to the A38 and major routes.

Offering ideal family living and entertaining space this superb property is deceptively spacious and is arranged over three storeys. The welcoming panelled hallway opens into a lovely reception room featuring a bay window, wood burner standing on a slate hearth and stripped floorboards. The generous kitchen/dining room has an abundance of cabinets and could easily accommodate a large dining table. A shower room and utility cupboard housing the washing machine completes the ground floor accommodation. To the first floor there is a spacious landing with two double bedrooms and a single with useful mezzanine area for storage. There is a bathroom and separate wc. Rising to the second floor there is a loft room with velux windows to the front and rear enjoying elevated views of Plymouth Sound.

Externally, the pretty walled courtyard garden is accessed directly from the hallway through French doors and the current owners use it as an extension to their family home. Private, secure and decked this appealing urban garden features simple touches as fold down bar table on the gate and wooden bench seat. With outdoor electric ideal for a hot tub, wood store and storage shed this certainly is a garden to be enjoyed.

With no onward chain, we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm this is arguably one not to miss and most probably the loveliest house in St Judes on the market for sale – a viewing is highly recommended.



## Ground Floor

Lounge	11'8" x 17'7" (3.58 x 5.37)
Kitchen/Diner	11'8" x 16'5" (3.58 x 5.02)
Shower Room	7'2" x 3'10" (2.20 x 1.18)

## First Floor

Bedroom One	11'8" x 16'11" (3.58 x 5.18)
Bedroom Two	9'4" x 12'9" (2.85 x 3.91)
Bedroom Three	6'0" x 12'9" (1.83 x 3.91)
Bathroom	6'3" x 3'6" (1.91 x 1.09)
Cloakroom/WC	3'7" x 3'6" (1.11 x 1.09)

## Second Floor

Loft Room	15'10" x 13'6" (4.84 x 4.14)
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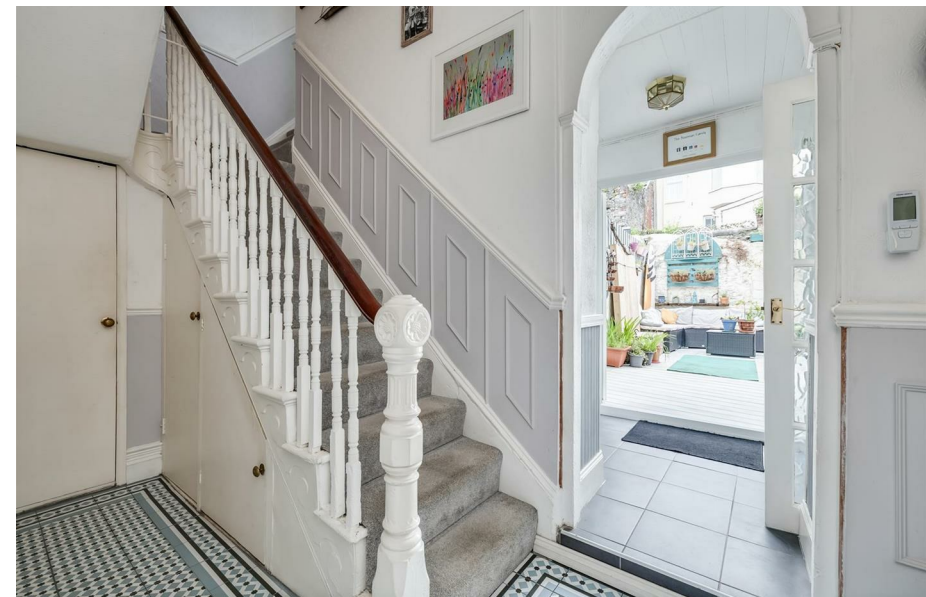




### **Directions**

From our office, Head south on Mutley Plain/B3250 towards Lisson Grove. Continue onto Greenbank Rd/B3238. Turn Left onto Lipson Road and head north-east. Turn right onto Chaddlewood Avenue and the property can be found on the right.

**Council Tax Band: B**





## Floor Plans

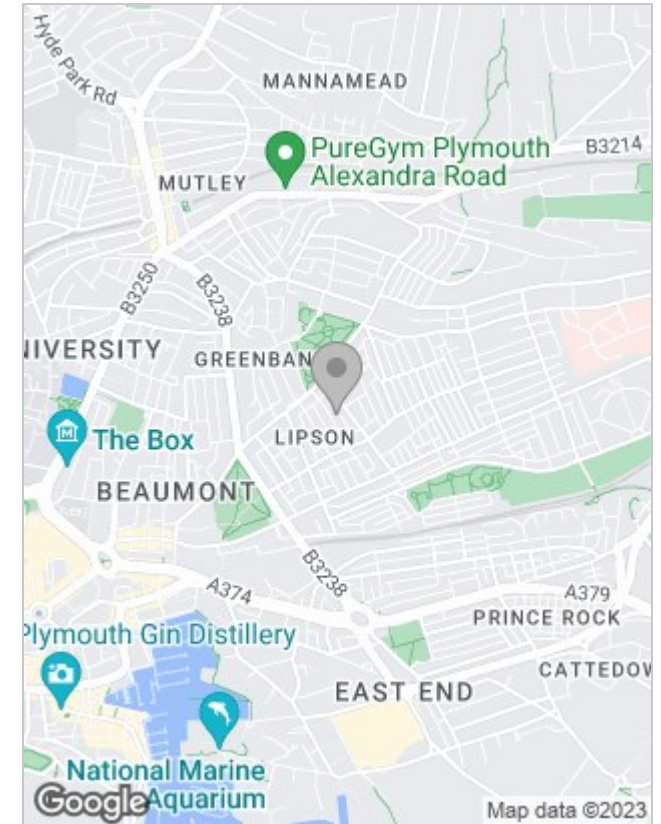


## Viewing

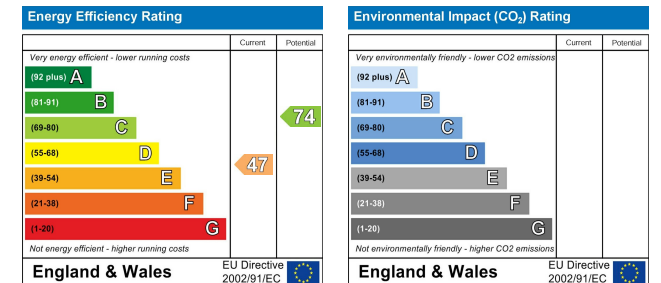
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



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