



**DC**  
LANE  
SELL • LET • MANAGE

Julian Street, Plymouth, PL4 0PR  
£185,000 Freehold

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£185,000

# Julian Street

Plymouth, PL4 0PR

- Mid Terraced House
- Cattedown Location
- Master Bedroom with Dressing Room
- Utility Timber Shed
- Ideal FTB/Buy To Let
- Three Bedrooms
- Two Reception Rooms
- Natural Light Throughout
- Rear Courtyard Garden
- Council Tax Band A

DC Lane are thrilled to present this delightful mid terraced family home centrally located in Cattedown with easy access to the A38, City Centre and within walking distance of the Vue Cinema complex and Sutton Harbour pedestrian bridge to Plymouth waterfront.

The property benefits from a convenient layout for family life, and briefly comprises living room with gas fire, separate dining room with gas fire, fitted kitchen with door access to the garden and bathroom with a shower over the bath. Stairs rise to the first floor with three bedrooms (two doubles and a single) The master bedroom which spans the width of the property features an 'on trend' separate dressing area with space to store your clothes.

Externally the paved rear garden is private and enclosed and features a garden room, with power and lighting and is currently used as a utility room/storage and greenhouse, the possibilities are endless for it's uses.

This superb property would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. Presented in good order and flooded with natural light throughout a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	12'0" x 11'4" (3.67 x 3.47)
Dining Room	9'7" x 11'3" (2.94 x 3.45)
Kitchen	6'6" x 11'1" (2.00 x 3.40)
Bathroom	6'6" x 5'0" (2.00 x 1.53)

## First Floor

Bedroom One	6'6", 305'1" x 11'8" (2,93 x 3.58)
Dressing Room	5'8" x 11'8" (1.74 x 3.58)
Bedroom Two	9'7" x 12'11" (2.93 x 3.94)
Bedroom Three	6'11" 11'1" (2.11 3.40)





## Directions

From our office head South on Mutley Plain, turning onto Greenbank Road. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Julian Street and the property can be found on the left.

**Council Tax Band: A**





## Floor Plans

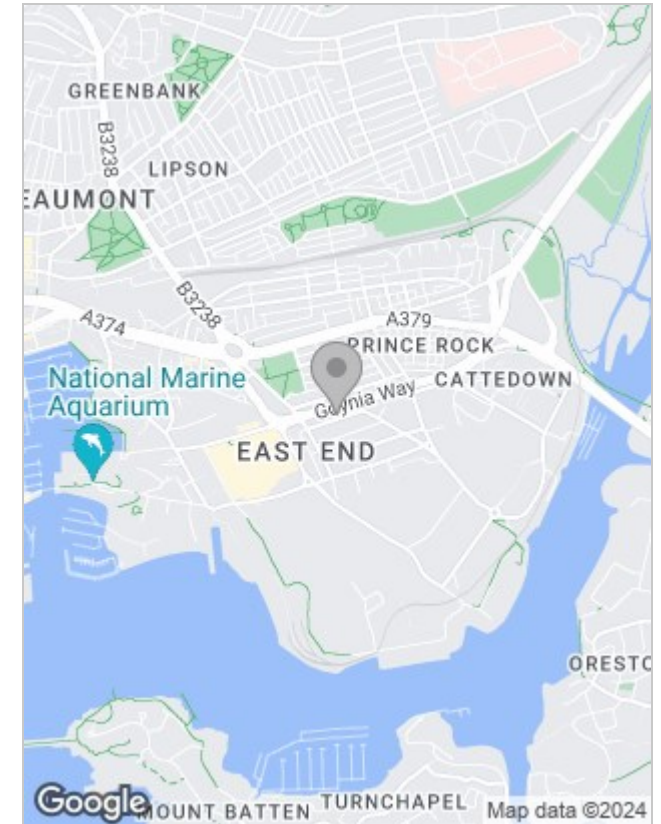


## Viewing

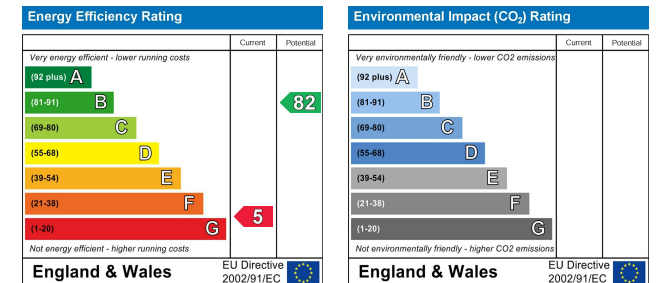
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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