



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
- Kitchen & Separate Utility Room
- No Onward Chain
- Ideal FTB
- Three Bedrooms
- Two Reception Rooms
- New Gas Central Heating System Installed
- Enclosed Courtyard Garden
- Council Tax Band A

### NEW GAS CENTRAL HEATING SYSTEM INSTALLED

DC Lane are thrilled to present this charming 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 comprises living room with gas fire, separate dining room, kitchen and utility room with door access to the garden. The bathroom has a shower over the bath. Stairs rise to the first floor with three bedrooms (two doubles and a single) Externally the low maintenance rear garden is private and enclosed.

Although the property is in need of some modernisation which is reflected in the price, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. The roof was replaced in 2005 with a 30 year guarantee and new front door and windows were installed in 2021 with a 10 year guarantee. A new gas central heating system has just been installed within the last few weeks. Presented in good order and flooded with natural light throughout, no onward chain completes the appeal of this lovely family home.

Please note a new EPC is being commissioned to reflect the gas central heating.



### Ground Floor

Lounge	12'3" x 14'2" (3.75 x 4.32)
Dining Room	9'9" x 11'5" (2.98 x 3.48)
Kitchen	6'11" x 11'2" (2.11 x 3.42)
Utility Room	6'11" x 12'8" (2.11 x 3.87)
Bathroom	6'11" x 5'4" (2.11 x 1.65)

### First Floor

Bedroom One	15'8" x 11'4" (4.79 x 3.47)
Bedroom Two	9'11" x 13'3" (3.04 x 4.06)
Bedroom Three	6'11" x 11'6" (2.11 x 3.53)





## 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.

## Scan for Material Information



**Council Tax Band: A**





## Floor Plans

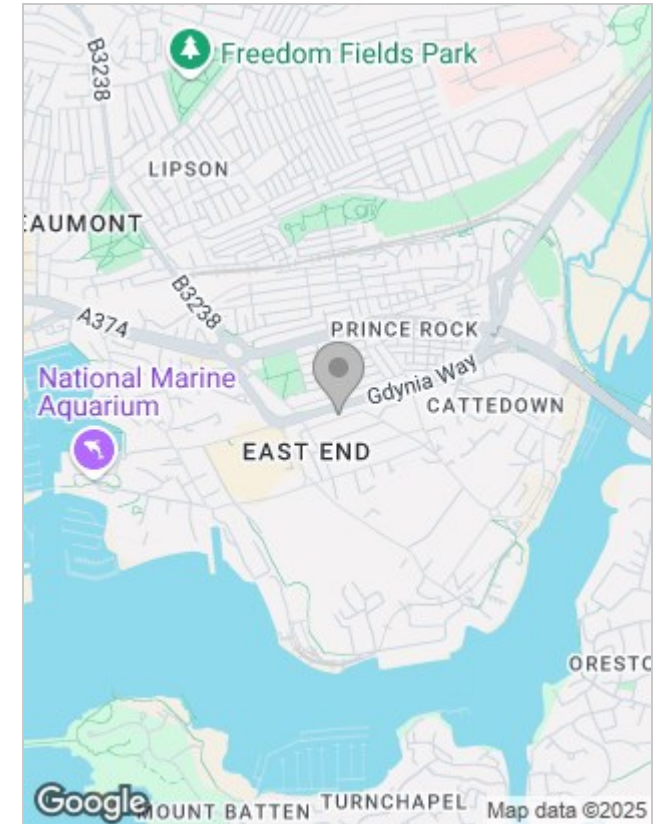


## Viewing

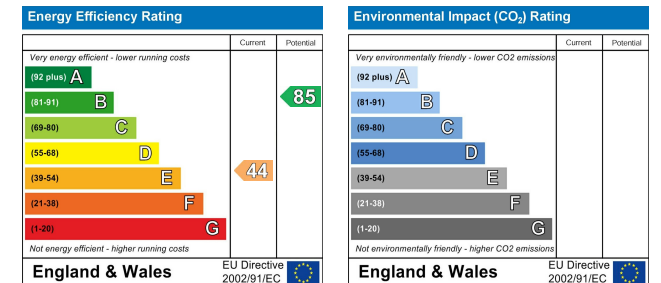
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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