

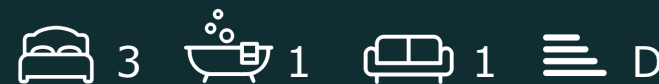
DC  
LANE

SELL • LET • MANAGE



Prince Maurice Road, Plymouth, PL4 7LH

Offers Over £200,000 Freehold





# Prince Maurice Road

Plymouth, PL4 7LH

- Mid Terraced House
- Arranged Over Three Storeys
- Two Reception Rooms
- Spacious Kitchen/Diner
- No Onward Chain
- Two/Three Bedrooms
- Popular Lipson Location
- Flexible Accommodation
- Rear Courtyard Garden
- Council Tax Band B

DC Lane are delighted to introduce to the market this deceptively spacious mid terraced family home in great decorative condition located in popular Lipson, within walking distance to the City Centre, University, railway station and close proximity to historic Freedom Fields Park most convenient for dog walking.

Arranged over three storeys this extremely well presented home offers flexible accommodation, on the ground floor the first reception room with beautiful stripped floorboards could be used as a double bedroom or ideal for a work from home space whereby the second reception room with bay window and stripped floorboards would make a lovely lounge. Stairs lead down to a generous sized kitchen/breakfast room with abundance of base and wall units, space for a large table and chairs, built in storage cupboard and rear garden access. The first floor offers two double bedrooms, (the master spanning the width of the property) and a family bathroom. To the rear is a lovely enclosed garden with mature shrubs and rear service lane access.

This superb property further benefits from gas central heating, no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.



## Ground Floor

Lounge 10'11" x 10'4" (3.34 x 3.16)

Dining Room 13'11" x 13'1" (4.25 x 4.01)

## First Floor

Bedroom One 14'7" x 10'4" (4.45 x 3.16)

Bedroom Two 8'5" x 10'5" (2.58 x 3.20)

Bathroom 5'7" x 7'2" (1.71 x 2.20)

## Lower Ground Floor

Kitchen/Breakfast Room  
13'8" x 13'3" (4.17 x 4.06)





## Directions

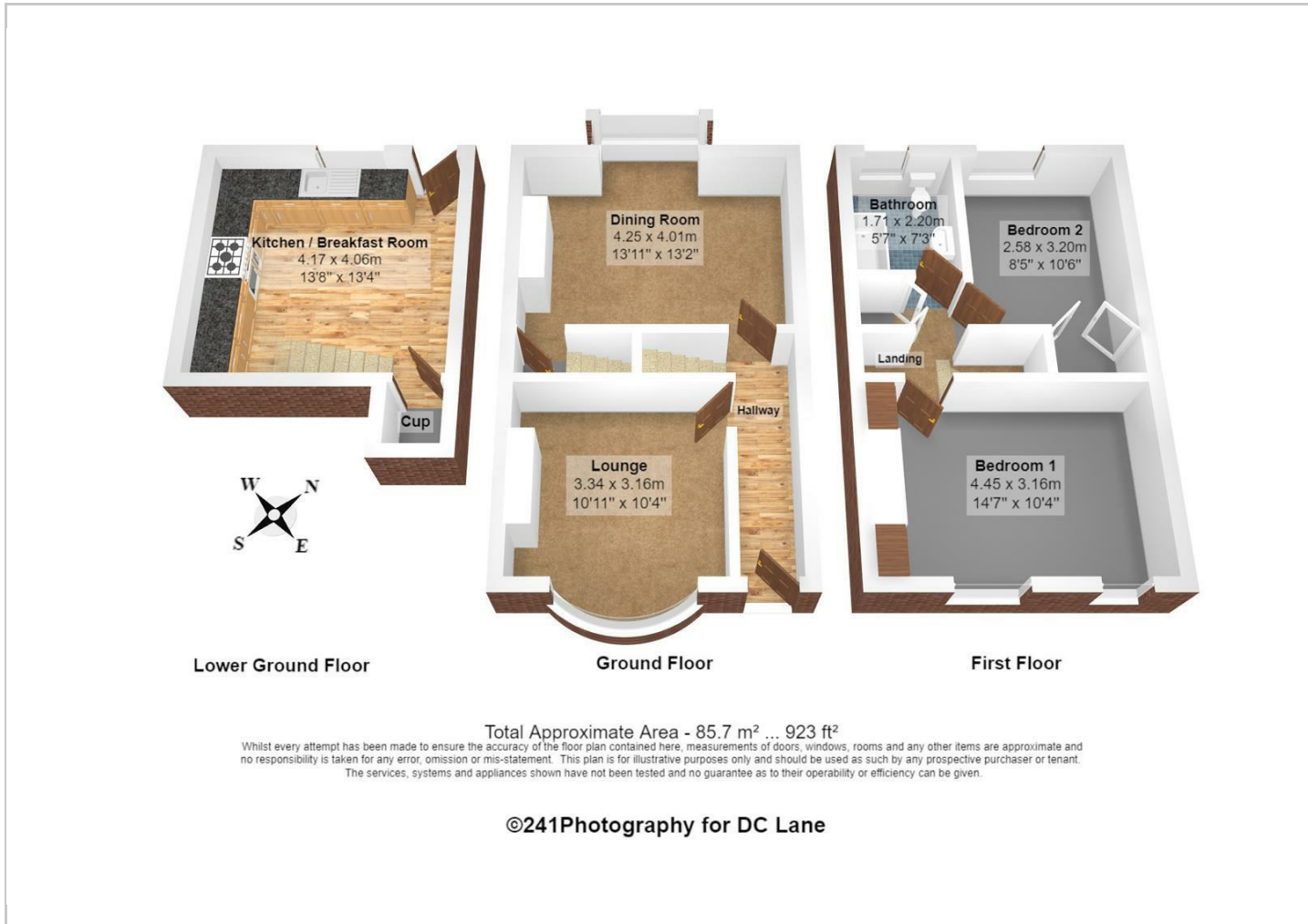
From our office head South on Mutley Plain, bear left after 0.2 miles onto Greenbank Road. After 0.2 miles turn left onto Longfield Place. After 170 yards turn right onto Kensington Road and turn right onto Prince Maurice Road. The property will be found on the left.

**Council Tax Band: B**





## Floor Plans

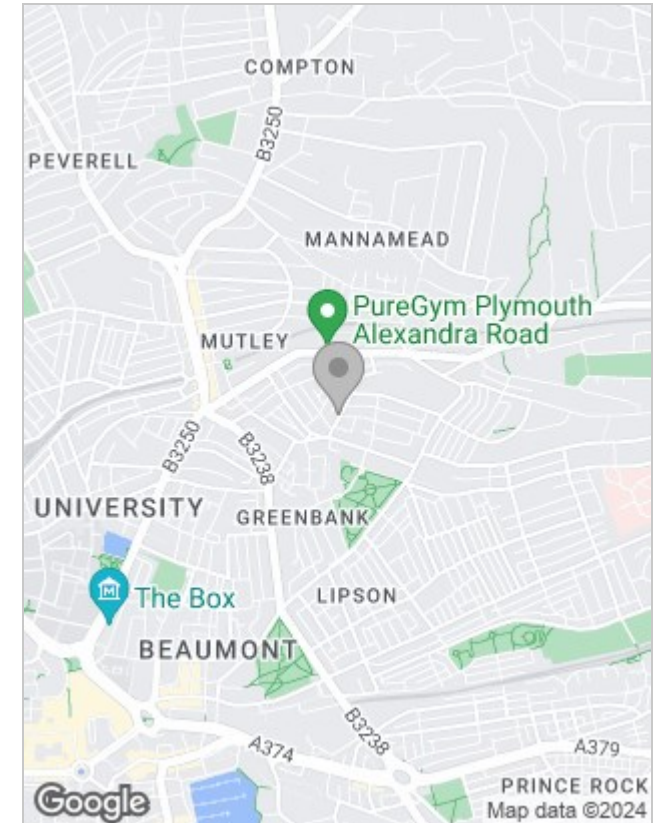


## Viewing

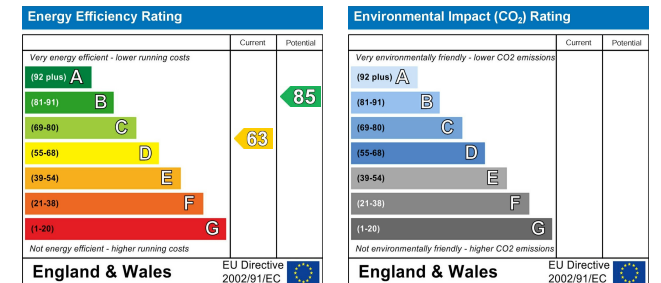
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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