



**DC**  
LANE

SELL • LET • MANAGE

7 Kingswood Park Avenue, Plymouth, PL3 4NQ  
£240,000

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£240,000

# 7 Kingswood Park Avenue

Plymouth, PL3 4NQ

- Desirable Peverell Park Road
- Three Bedrooms
- Character Features
- Kitchen & Utility Room
- Courtyard Garden
- Mid Terraced House
- In Need of Modernisation
- Two Reception Rooms
- Gas Central Heating
- No Onward Chain

DC Lane are delighted to present a Victorian mid terraced house in one of the most popular Peverell Park Roads, with it's close proximity to Hyde Park school, shops and entrance to Central Park a short stroll away. The property is in need of some modernisation however some original features have been retained within this spacious and versatile home.

The approach to the front and entrance vestibule are laid with original Victorian flooring opening into a generous hallway with downstairs w/c. The living room with bay window, opens through to the dining room by a pair of sliding doors. The kitchen has a range of units and door access leads to a conservatory that is currently used as a utility room. To the first floor there are three bedrooms, two doubles and a single bedroom, bathroom with jacuzzi bath and separate w/c.

Externally there is a low maintenance paved courtyard with a further paved area and pedestrian gate offers access to the rear service lane. The property also benefits from double glazing, gas central heating and no onward chain.

This beautiful period property offers huge potential, it has been in the same family for decades and has been well loved, but it is now time for another family to make it their home.

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



## Ground Floor

Living Room 12'8" x 14'9" (3.88 x 4.50)

Dining Room 10'7" x 12'7" (3.24 x 3.86)

Cloakroom/WC

Kitchen 9'5" x 9'8" (2.88 x 2.96)

Conservatory/Utility 9'5" x 7'2" (2.88 x 2.20)

## First Floor

Bedroom 11'1" x 14'9" (3.39 x 4.50)

Bedroom 10'5" x 12'7" (3.19 x 3.86)

Bedroom 5'7" x 8'0" (1.71 x 2.46)

Bathroom 9'5" x 6'5" (2.88 x 1.96)

WC



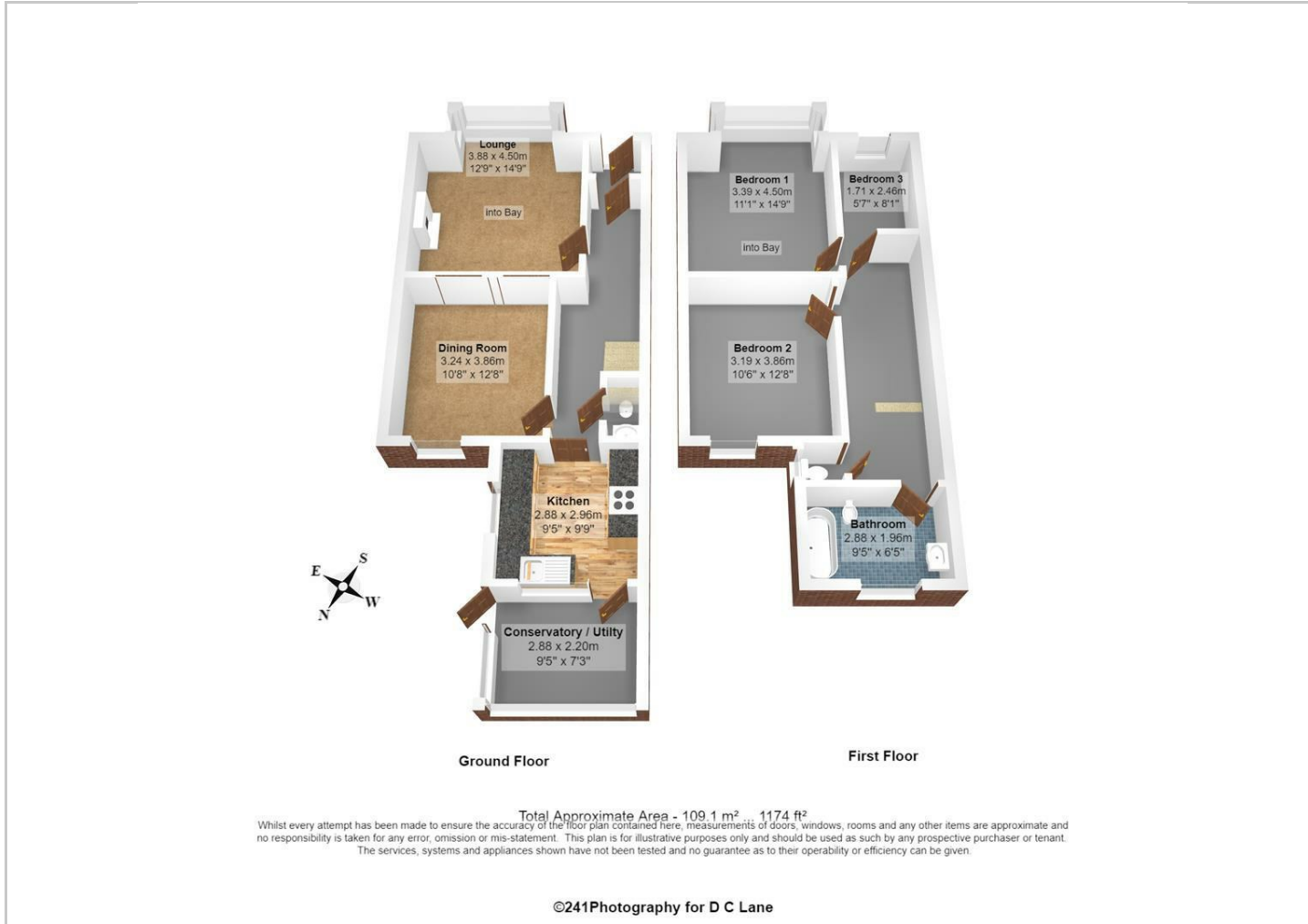
## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Kingswood Park Avenue can be found on the right.





## Floor Plans

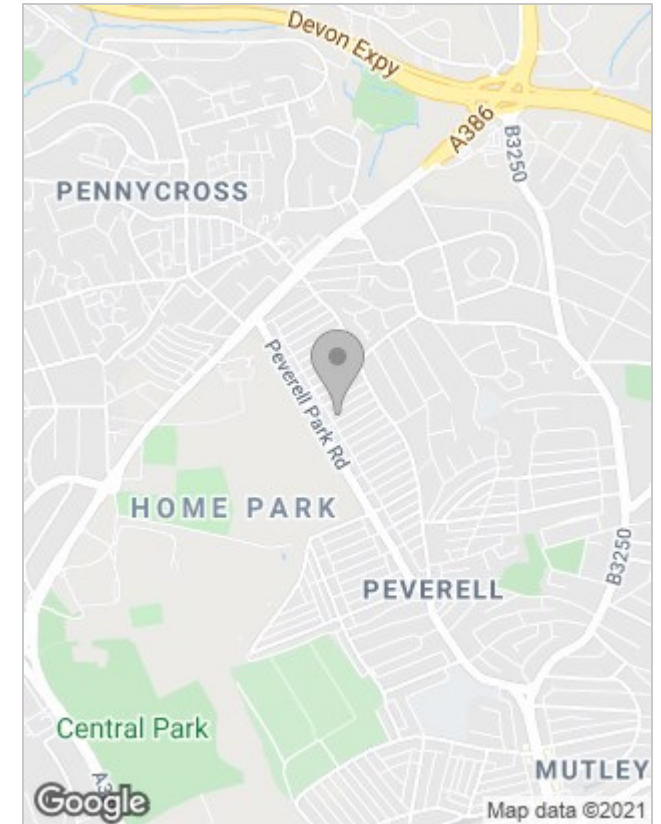


## Viewing

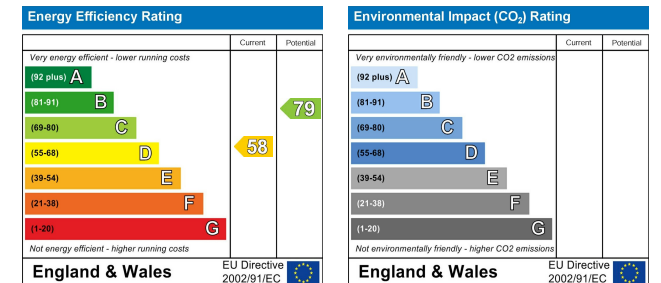
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk