



**DC**  
LANE  
SELL • LET • MANAGE

6 Anzac Avenue, Plymouth, PL5 2NY  
£215,000

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# 6 Anzac Avenue

Plymouth, PL5 2NY

- Semi Detached Family Home
- Block Paved Driveway
- Well Presented
- Modern Bathroom
- West Park Location
- Three Bedrooms
- Generous Rear Garden
- Natural Light Throughout
- Ideal First Time Buy
- Viewing Highly Recommended

SEARCHES PRE-ORDERED - POSSIBLE MOVE BEFORE CHRISTMAS

DC Lane are delighted to present to the market this delightful three bedroom semi detached property located in the popular residential area of West Park, within close proximity to local schooling, convenient shopping precinct and within easy access to the A38.

The property is approached via a block paved driveway with ample parking. Entrance hall leads into the light and airy lounge with feature gas fire and bay window, Door access into the lovely kitchen/diner with modern units, a feature tap and also the benefit of a walk in pantry that includes the original stone slab to keep provisions cool. Views of the rear garden can be enjoyed from the dining area. There is side door access to the private garden which is mainly laid to lawn and also includes a decked area and patio. In addition there are two storage sheds and external power. This garden can be enjoyed for entertainment and relaxation with ample space for a hot tub! To the first floor there are three bedrooms, two doubles and a single which are serviced by a modern bathroom suite with shower over.

Tucked away in a quiet Avenue in West Park and with natural light throughout we highly recommend a viewing of this superb family home.



## Ground Floor

Living Room 12'4" x 12'0" (3.78 x 3.68)

Kitchen/Diner 15'2" x 7'1" (4.64 x 2.17)

## First Floor

Bedroom One 8'10" x 10'0" (2.70 x 3.07)

Bedroom Two 9'9" x 9'1" (2.99 x 2.78)

Bedroom Three 6'2" x 6'9" (1.88 x 2.08)

Bathroom 5'7" x 5'2" (1.71 x 1.60)





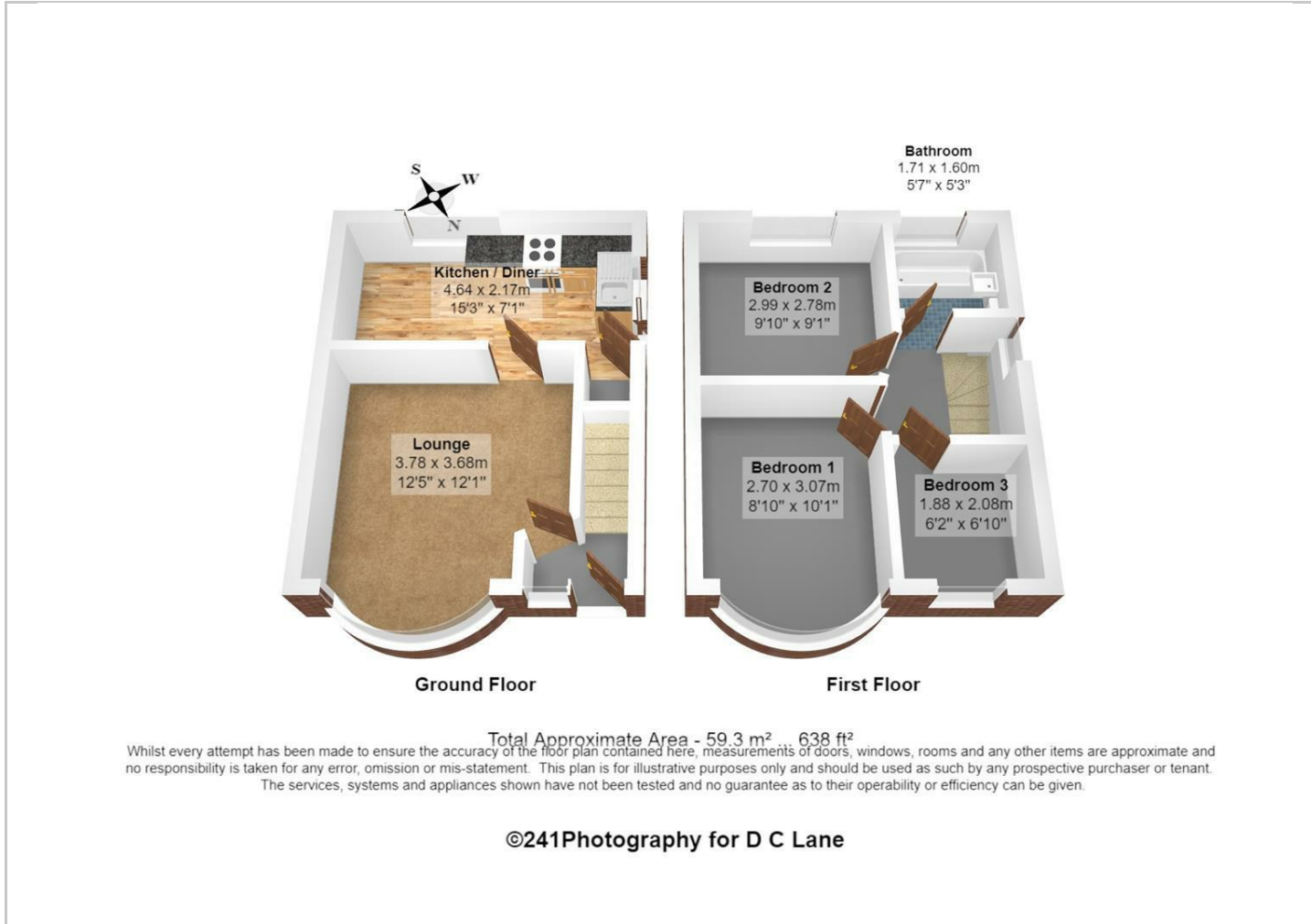
## Directions

Leave the Devon Expressway on the St. Budeaux/Ernesettle exit. Leave the roundabouts following signs for Crownhill, onto Crownhill Road. Take a left onto Parade Road and then Right onto Ramillies Avenue continue along to Anzac Avenue and the property can be found on the left.





## Floor Plans

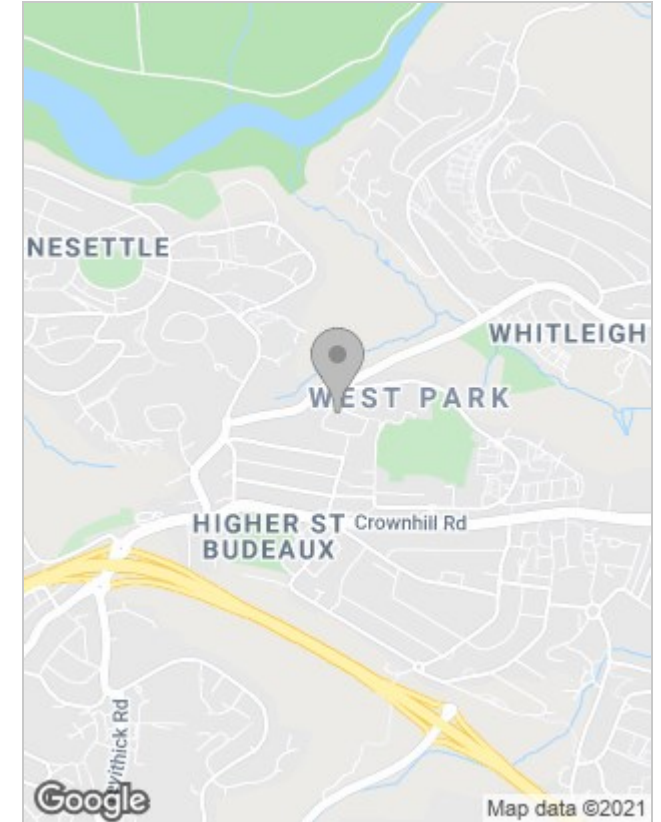


## Viewing

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

