






SELL • LET • MANAGE

DC  
LANE  
01752 874242  
FOR SALE

39 Merrivale Road, Plymouth, PL2 2RW

£165,000

 2  1  1  E



£165,000

# 39 Merrivale Road

Plymouth, PL2 2RW

- OPEN DURING 2ND LOCKDOWN
- Off Road Parking
- Two Bedrooms
- Popular Location
- Double Glazed
- No Onward Chain
- Garden
- Open Plan Living
- Gas Central Heating
- EPC Grade E

Being offered to the market with no onward chain, in the popular residential district of Beacon Park, this two bedroom semi-detached house is ready for its new family.

With scope for the new owner to put their own stamp on the property, it briefly comprises of a lounge with attractive curved bay window, a fitted kitchen opening into the dining room, divided by a walk around island - the perfect entertaining space. To the first floor there are two bedrooms and a shower room.

Outside there is a good sized garden to the rear, with off road parking to the front, complete with dropped curb.

Call DC Lane today on 01752 874242 to arrange a viewing.



## Ground Floor

Living Room 10'5" x 11'1" (3.18 x 3.40)

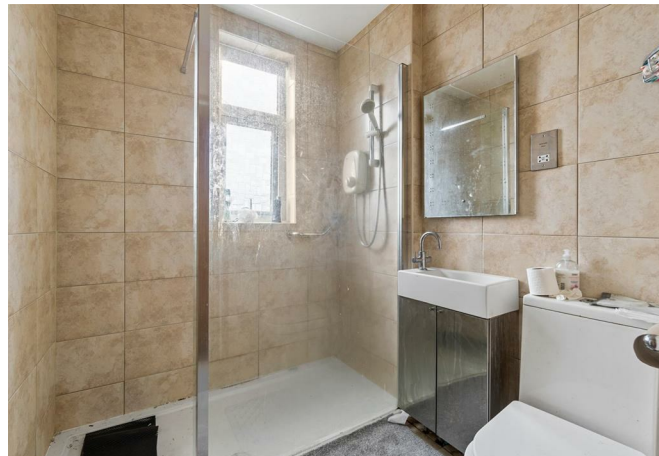
Kitchen/ Dining Room  
10'5" x 10'10" (3.18 x 3.32)

## First Floor

Bedroom One 16'0" x 11'1" (4.90 x 3.40)

Bedroom Two 10'0" x 10'10" (3.06 x 3.32)

Shower Room 5'9" x 6'5" (1.77 x 1.98)





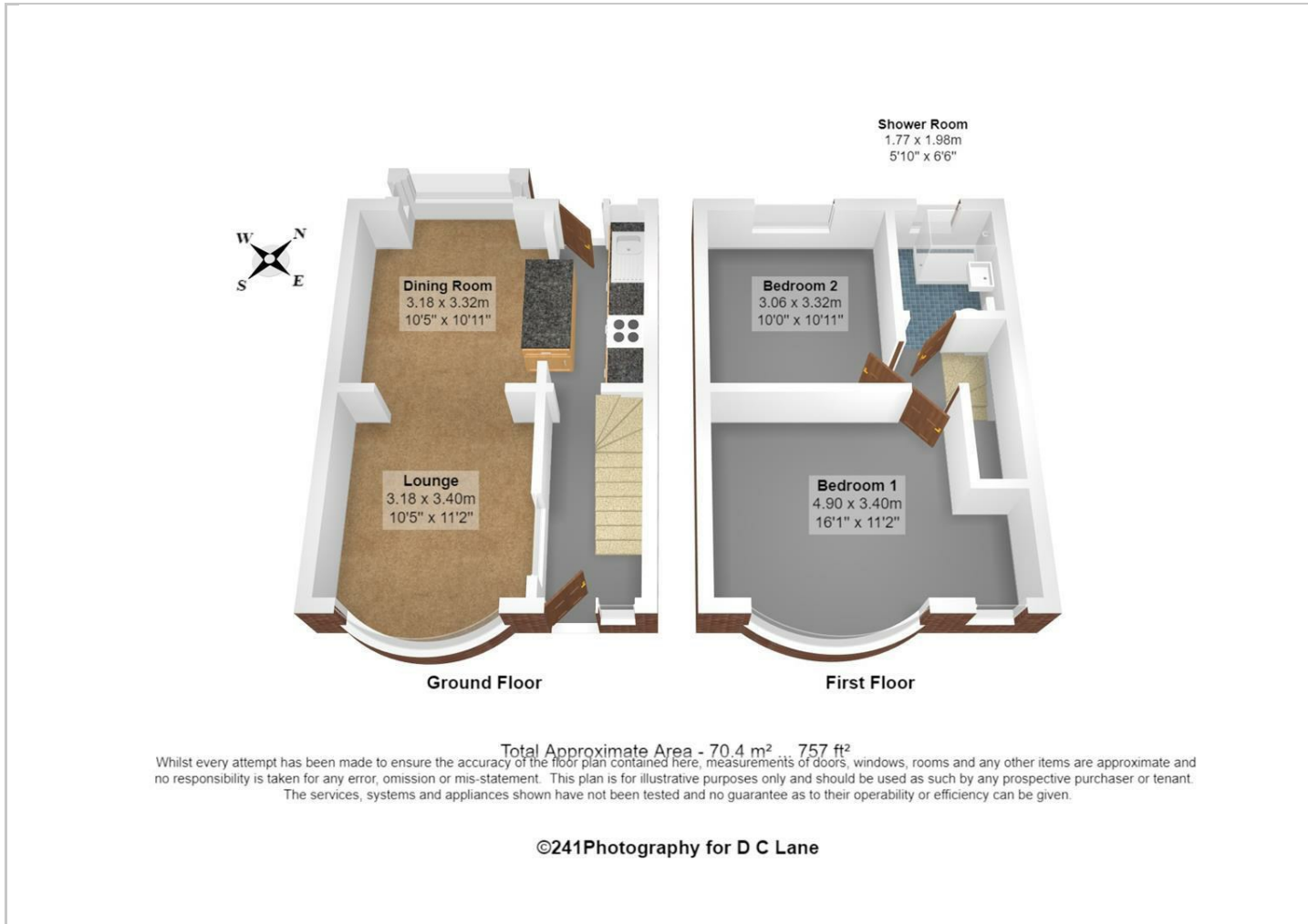
## Directions

From our office, head South West on Mutley Plain to Hyde Park Road. Turn Right onto Weston Park Road which turns into Ham Drive. Follow this road, turning Left onto Merrivale Road.





## Floor Plans

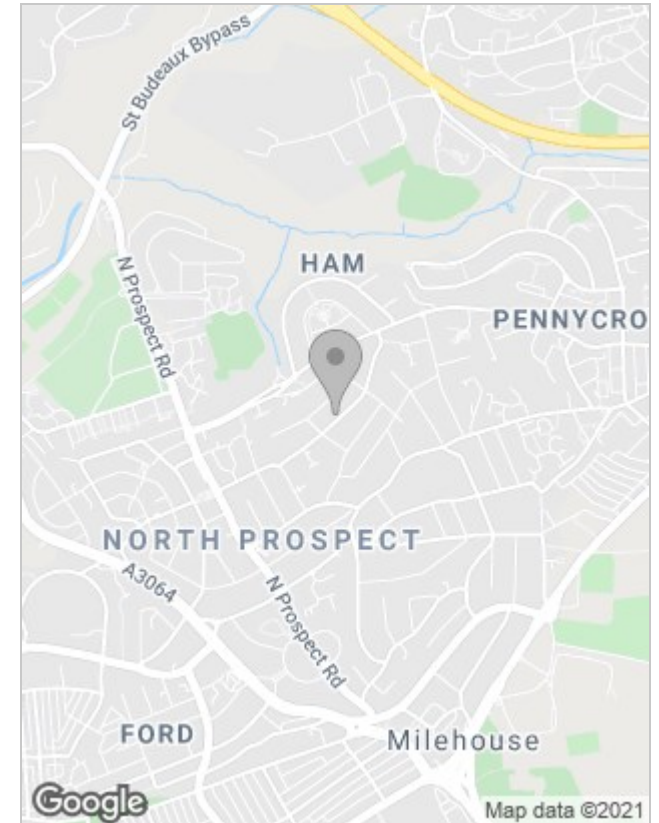


## Viewing

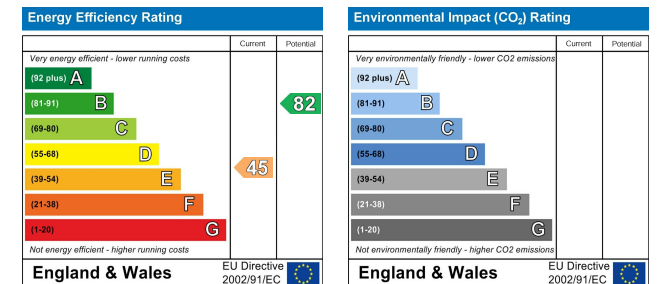
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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