



**DC**  
LANE

SELL • LET • MANAGE

Welsford Avenue, Plymouth, PL2 1HU  
Offers in excess of £140,000

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Offers in excess of £140,000

# Welsford Avenue

Plymouth, PL2 1HU

- OPEN DURING 2ND LOCKDOWN
- Enclosed Rear Courtyard
- Good Condition
- Gas Central Heating
- EPC D
- Two Double Bedrooms
- Popular Location
- No Onward Chain
- Double Glazing
- Upstairs w/c

DC Lane are pleased to bring to the market this Victorian terrace in the popular residential area of Stoke, close to Plymouth Dockyard and a short bus ride into the City Centre.

Comprising of a lounge, dining room, kitchen and bathroom with four piece suite, including separate shower, two good sized double bedrooms and an additional WC and basin. To the rear of the property there is an enclosed low maintenance paved courtyard.

Being offered to the market with no onward chain, this house would make an ideal first home, or an easy buy to let.



## Ground Floor

|             |                              |
|-------------|------------------------------|
| Lounge      | 9'11" x 10'10" (3.04 x 3.32) |
| Dining Room | 13'3" x 10'11" (4.04 x 3.34) |
| Kitchen     | 7'3" x 8'8" (2.22 x 2.66)    |
| Bathroom    | 7'3" x 8'7" (2.22 x 2.64)    |

## First Floor

|             |                              |
|-------------|------------------------------|
| Bedroom One | 13'3" x 10'10" (4.04 x 3.32) |
| Bedroom Two | 9'1" x 10'11" (2.77 x 3.34)  |
| W.C         | 3'7" x 7'5" (1.11 x 2.27)    |



## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road, following the road to Pennycomequick roundabout. Take the forth exit onto Alma Road, bearing slight left onto Outland Road. At the Roundabout take the first exit onto St Levan Road, then Left onto Welsford Avenue.

**Council Tax Band:**

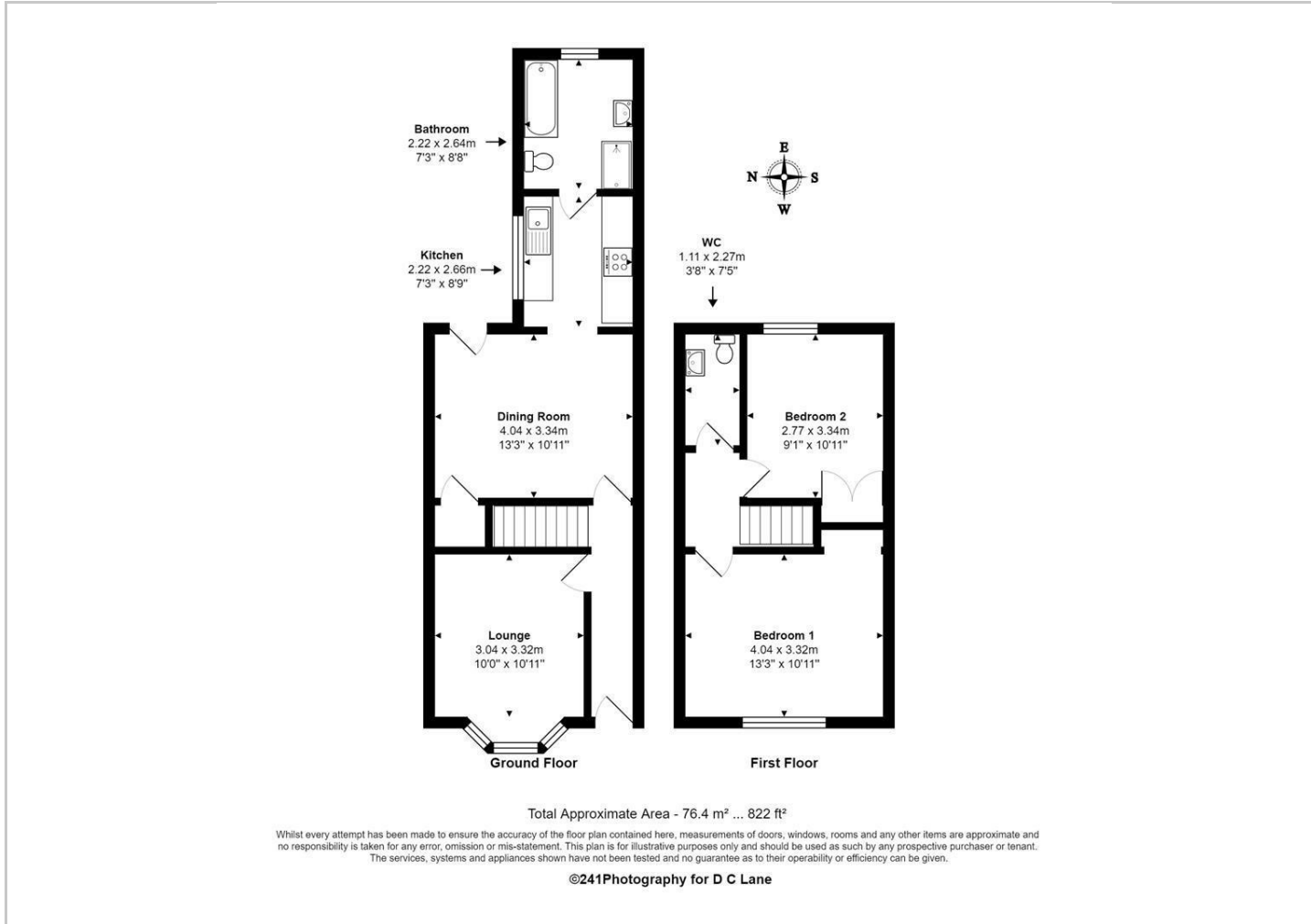








## Floor Plans

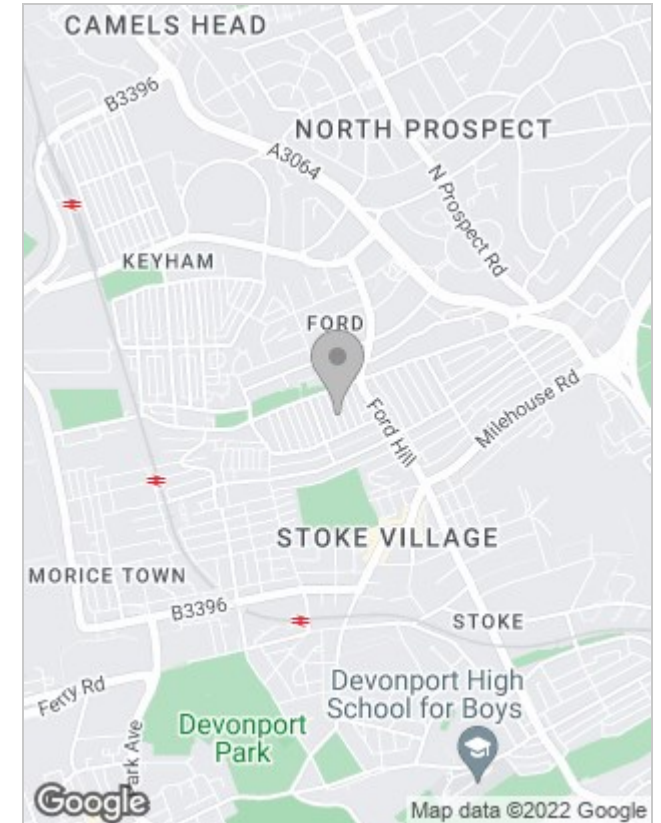


## Viewing

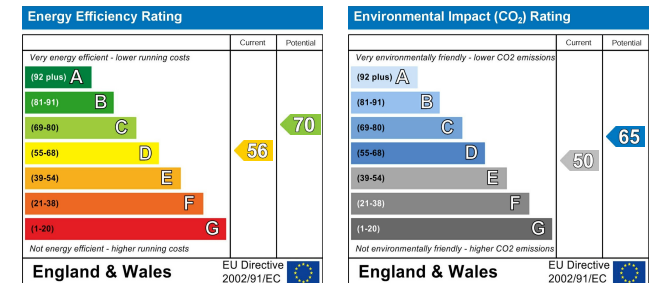
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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