



**DC**  
LANE

SELL • LET • MANAGE

Russell Place, Plymouth, PL4 6NJ

£240,000 Freehold

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£240,000

# Russell Place

Plymouth, PL4 6NJ

- Mid Terraced Period Property
- Two Reception Rooms
- Spacious Accommodation
- Central Location
- Council Tax Band B
- Four Bedrooms
- Splendid Character Features
- In Need of Some Upgrading
- Ideal Investment Opportunity
- No Onward Chain

DC Lane are delighted to present a splendid Victorian mid terraced house located centrally in the Pennycomequick area with it's close proximity to the railway station, city centre, university and local amenities. The property is in need of some modernisation however plentiful original features have been retained within this superb investment opportunity.

The ground floor boasts two grand reception rooms with period fireplace and pocket sliding doors, generous kitchen/breakfast room, utility room and cloakroom w/c. Stairs rise to the first floor with four bedrooms ( three large doubles and a single) serviced by a bathroom with shower over the bath. Externally there is a rear courtyard garden with gate access to the rear service lane.

Being sold with no onward chain this superb period property offers huge potential and would make an ideal Buy to Let investment or spacious family home. A viewing is highly recommended to appreciate the size of the accommodation.

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



## Ground Floor

Lounge 17'5" x 14'9" (5.31 x 4.51)

Dining Room 14'5" x 14'3" (4.41 x 4.36)

Kitchen/Breakfast Room  
10'4" x 18'6" (3.17 x 5.64)

Utility Room 10'4" x 4'6" (3.17 x 1.39)

## First Floor

Bedroom One 13'8" x 15'1" (4.18 x 4.61)

Bedroom Two 14'7" x 14'0" (4.45 x 4.28)

Bedroom Three 10'4" x 15'6" (3.17 x 4.73)

Bedroom Four 7'5" x 12'2" (2.27 x 3.73)

Bathroom 5'8" x 7'2" (1.74 x 2.19)





### Directions

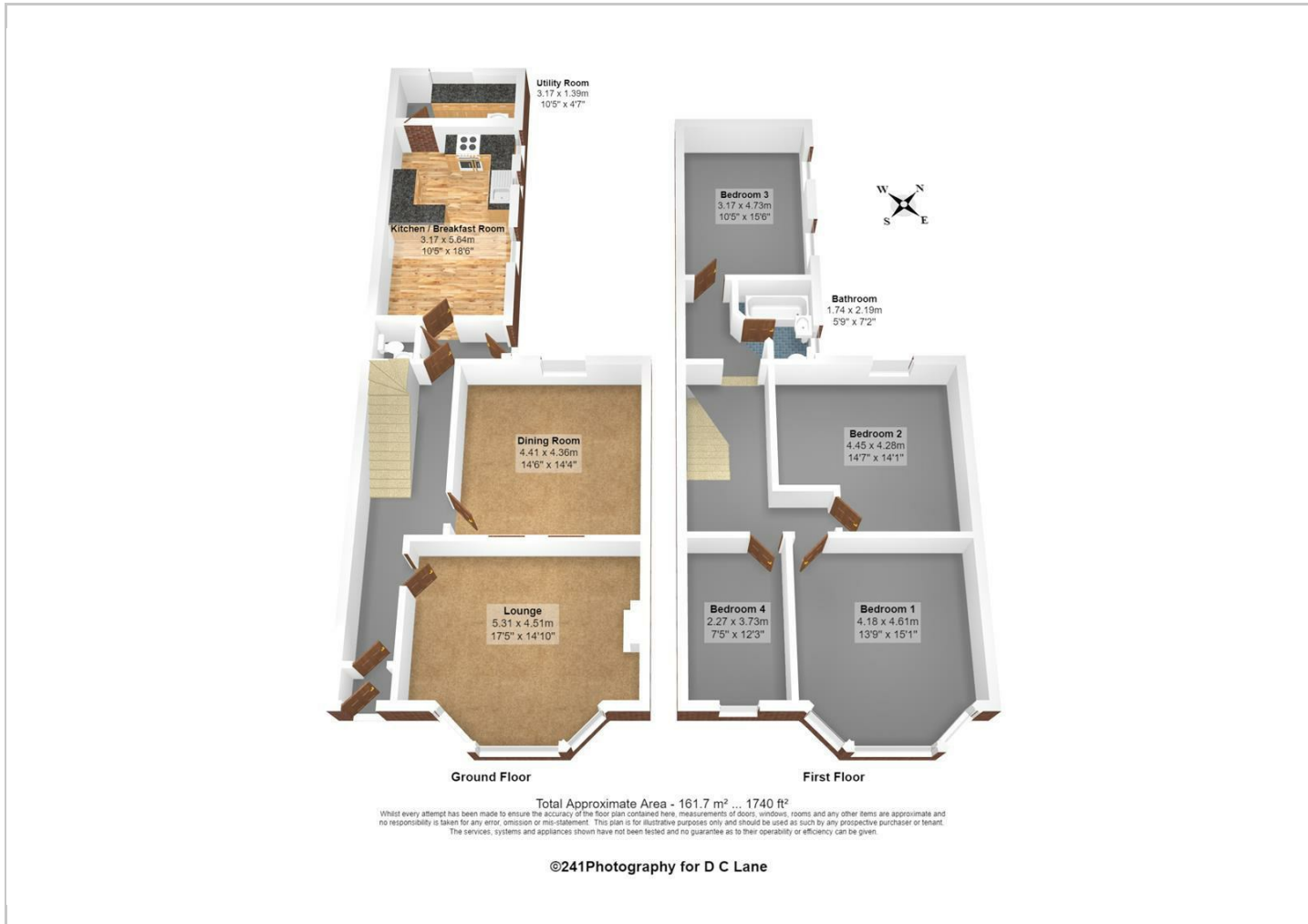
From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue and the property can be found on the right before the roundabout,

**Council Tax Band: B**





## Floor Plans

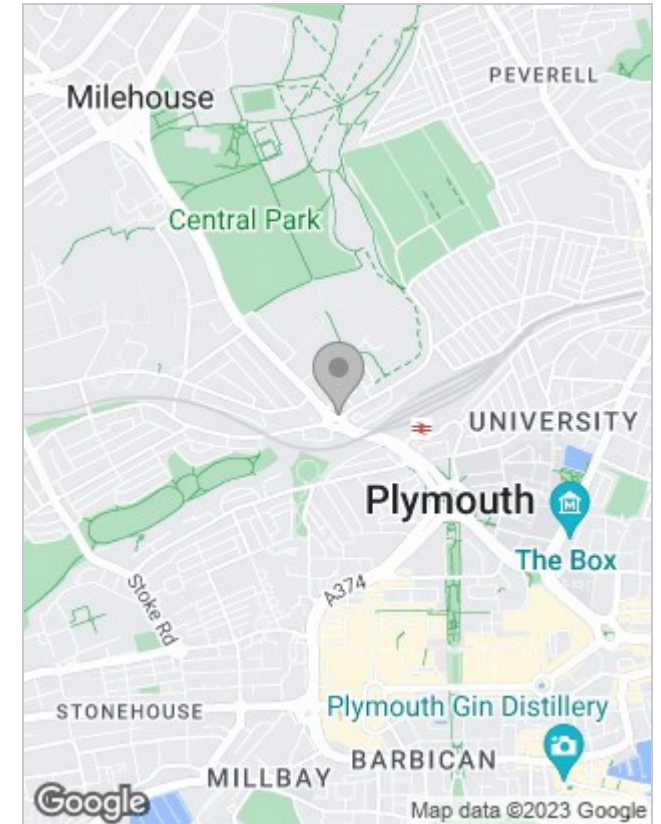


## Viewing

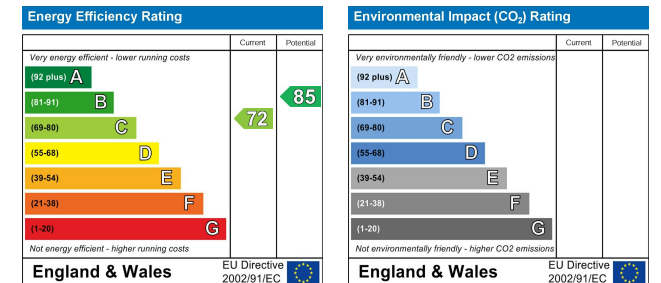
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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