



**DC**  
LANE

SELL • LET • MANAGE

St. Pancras Avenue, Plymouth, PL2 3TN

Asking price £210,000 Freehold

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Asking price £210,000

# St. Pancras Avenue

Plymouth, PL2 3TN

- End Terrace House
- Woodland Outlook
- Solar Panels
- Enclosed Garden
- Gas Central Heating
- Three Bedrooms
- On Street Parking
- Large Storage Shed
- Double Glazing
- Council Tax Band A

DC Lane are delighted to bring to the market this lovely three bedroom, end of terrace house, situated on a quiet street in Pennycross, close to good local schooling, with easy access to the A38 and City Centre.

The property is beautifully presented, comprising of a large lounge, kitchen and dining room to the ground floor, with three bedrooms, ( two doubles and a single ) a shower room and separate w.c. to the first floor. Externally there is a large storage shed, front and rear gardens and the added bonus of solar panels which provide electricity for the house.

The rear of the property enjoys a wonderful outlook to woodland and the front offers plenty of on street parking, a viewing is highly recommended.

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)

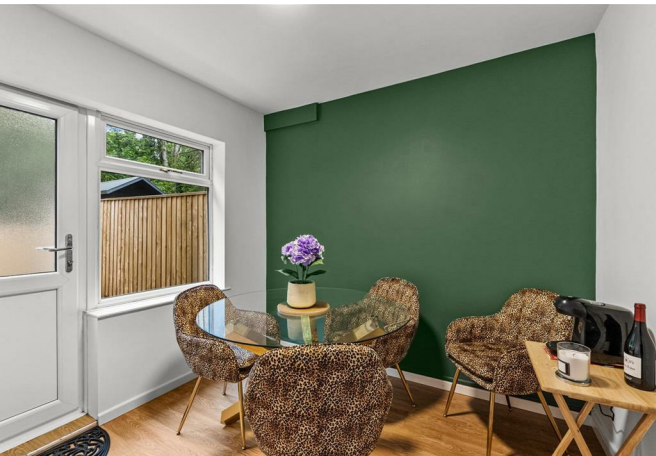


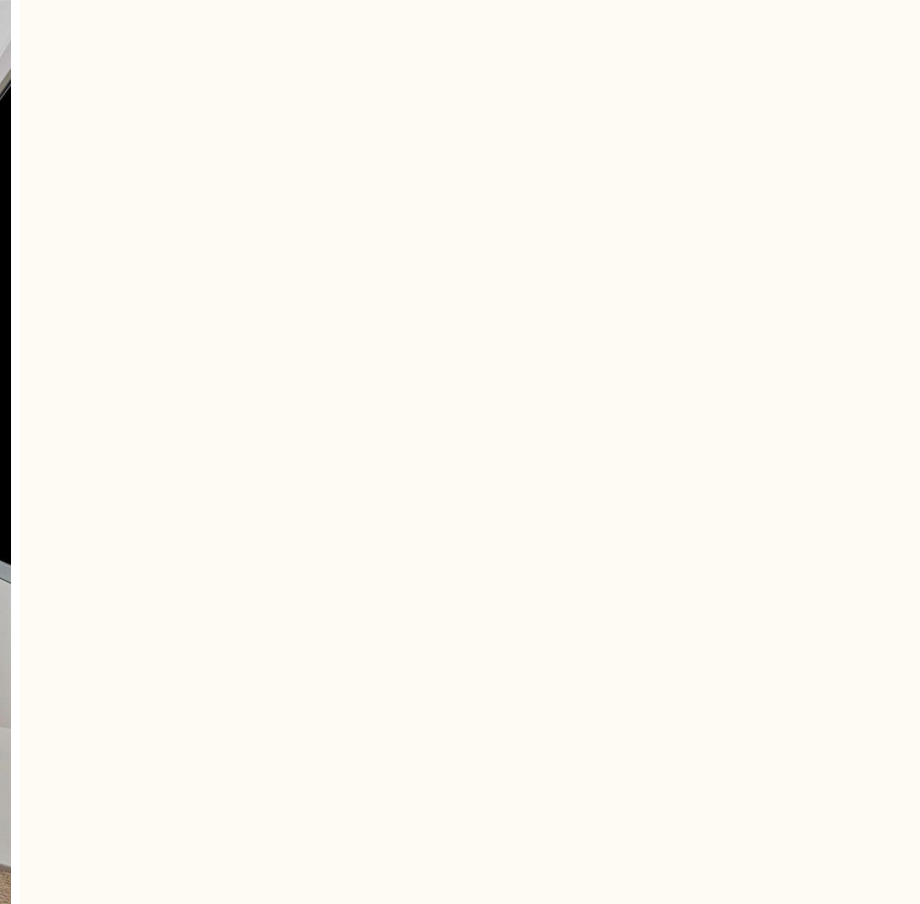
## Ground Floor

Porch	12'11" x 3'7" (3.95 x 1.10)
Lounge	14'4" x 18'4" (4.37 x 5.60)
Dining Room	9'7" x 8'11" (2.94 x 2.72)
Kitchen	6'8" x 8'11" (2.05 x 2.72)

## First Floor

Bedroom One	9'10" x 12'4" (3.00 x 3.76)
Bedroom Two	11'0" x 9'10" (3.36 x 3.00)
Bedroom Three	8'1" x 8'0" (2.48 x 2.44)
Shower Room	5'4" x 5'6" (1.63 x 1.68)
W.C.	4'5" x 2'6" (1.35 x 0.78)





## Directions

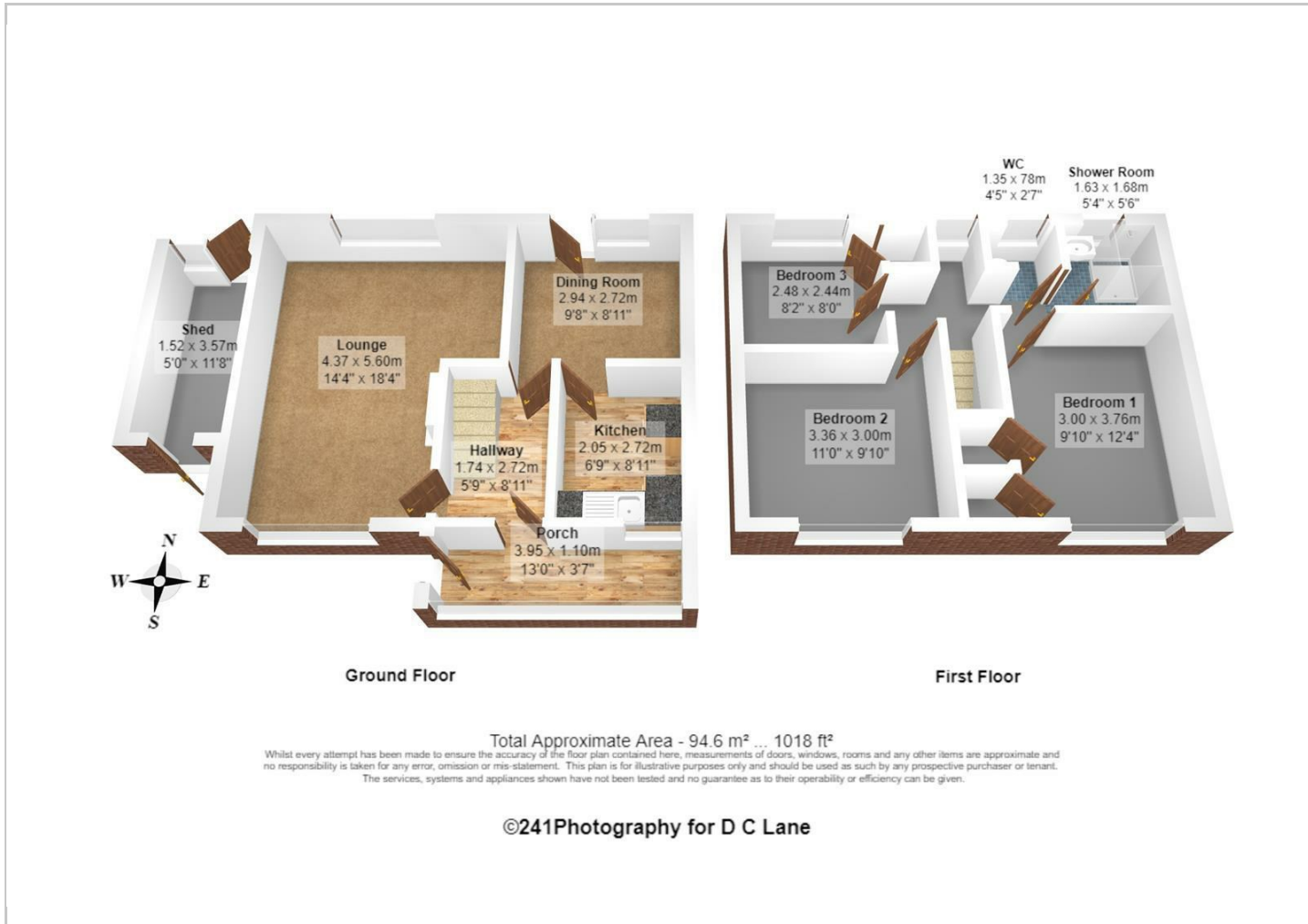
From our office, head West on Hyde Park Road, Turn Right onto Weston Park Road, Continue on to Ham Drive, Turn Right onto Honicknowle Lane, then Right onto St Pancras Avenue.

**Council Tax Band: A**

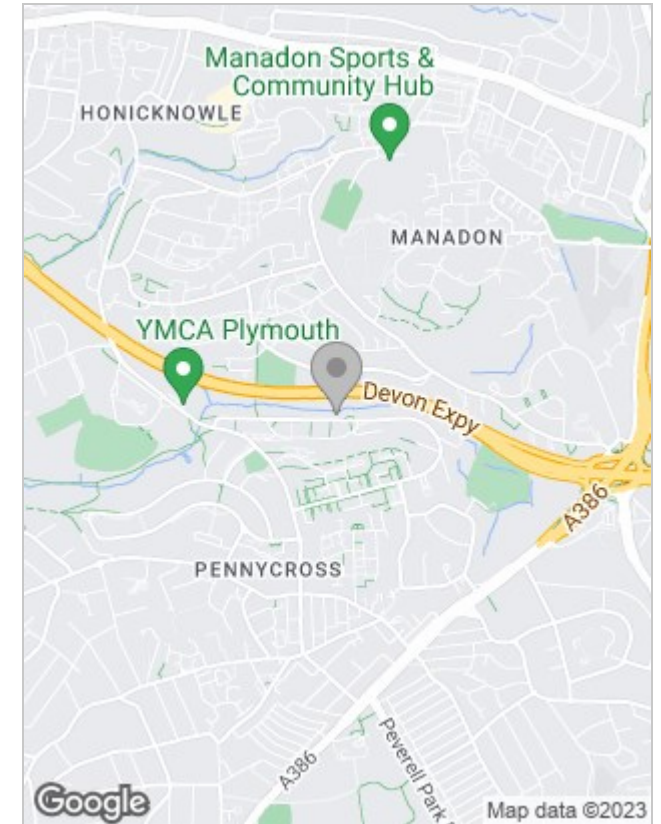




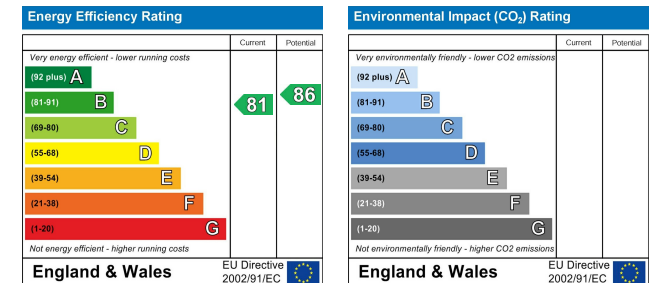
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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