



SELL • LET • MANAGE

Mainstone Avenue, Plymouth, PL4 9NA

£190,000 Freehold

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£190,000

# Mainstone Avenue

Plymouth, PL4 9NA

- Mid Terraced House
- Cattedown Location
- Spacious Accommodation
- Rear Garden
- Viewing Highly Recommended
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Gas Central Heating
- Council Tax Band B

DC Lane are thrilled to present this lovely four bedroom family home situated in Cattedown, Plymouth, conveniently located close to amenities including generous parkland and schools. There is also easy access both out to the beautiful Devon countryside and into the City Centre itself.

The property benefits from a convenient layout for family life, and briefly comprises a ground floor hallway with door to spacious living room, separate dining room and modern open plan kitchen breakfast room including range cooker and breakfast bar. The rear door leads to a covered area for sheltered storage, raised decking and pedestrian access to the rear.

On the first floor there are three good sized double bedrooms, a further nursery room and bathroom with shower over. Presented in good order, full double glazing and gas central heating complete the appeal of this lovely family home.

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## Ground Floor Accommodation

Living Room	12'9" x 11'11" (3.90 x 3.64)
Dining Room	11'11" x 10'6" (3.64 x 3.22)
Kitchen	13'9" x 9'4" (4.20 x 2.86)
First Floor	
Bedroom 1	11'11" x 11'2" (3.64 x 3.42)
Bedroom 2	11'11" x 11'2" (3.64 x 3.42)
Bedroom 3	9'4" x 8'3" (2.87 x 2.52)
Bedroom 4	8'2" x 5'7" (2.50 x 1.72)
Bathroom	6'0" x 5'7" (1.84 x 1.72)







## Directions

From our office head North on Mutley Plain, turning onto Greenbank Terrace. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Mainstone Avenue.

**Council Tax Band: B**









## Floor Plans

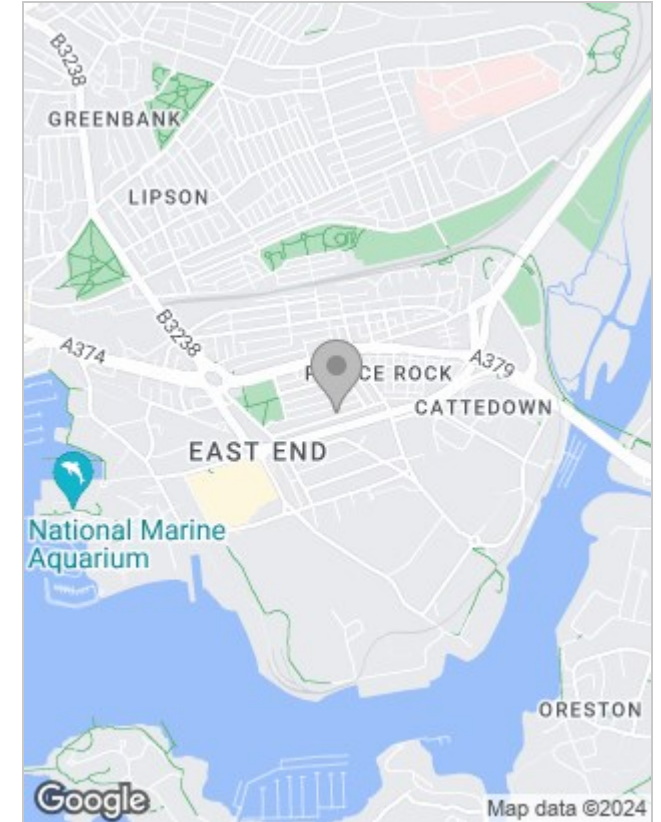


## Viewing

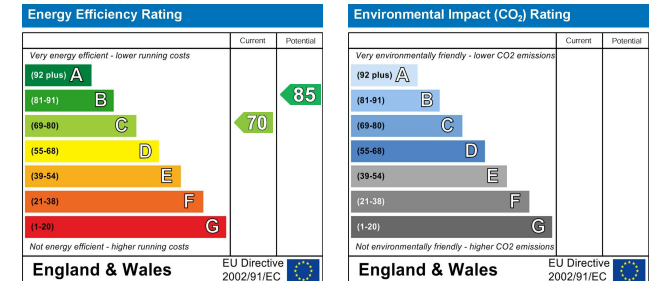
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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