

DC
LANE

SELL • LET • MANAGE



Warwick Avenue, Plymouth, PL5 4BD

£180,000 Freehold





£180,000

Warwick Avenue

Plymouth, PL5 4BD

- Mid Terrace House
- Three Bedrooms
- Ideal First Time Buy/BTL
- South Facing Rear Garden
- No Onward chain
- Popular Whitleigh Location
- Kitchen & Utility Room
- Some Modernisation Required
- Off Road Parking
- Council Tax Band B

DC Lane are delighted to present this mid terraced property ideally situated in Whitleigh within close proximity to local amenities, schools and offering excellent access to all major transport routes.

This delightful home is approached via an off road parking space, a valuable feature complemented by a welcoming front garden. Entry into the hallway leads to the spacious dual aspect lounge/diner providing a bright and versatile living space, while the kitchen with plentiful cabinets and direct garden access opens into a utility/store room offering potential to be combined into one large open plan area, subject to necessary building regulations. The utility room also benefits from a door to the front providing convenient access. To the first floor the master bedroom is generous, a further double bedroom and single bedroom are serviced by a shower room and separate wc.

To the rear, the property features a spacious, enclosed low maintenance garden with paved areas and storage sheds. South facing, it is ideal for outdoor entertaining in the sunshine or for future landscaping projects.

Although the property would benefit from modernisation, it presents an excellent opportunity to enhance and personalise to your taste and we believe offers the perfect opportunity for first time buyers, investors, or those looking to put their own stamp on a property. With no onward chain a viewing is highly recommended.



Ground Floor

Lounge	10'11" x 19'10" (3.34 x 6.06)
Kitchen	11'2" x 7'9" (3.41 x 2.38)
Utility/Store Room	4'10" x 9'5" (1.49 x 2.88)

First Floor

Bedroom One	7'11" x 13'5" (2.43 x 4.10)
Bedroom Two	10'11" x 10'5" (3.34 x 3.18)
Bedroom Three	7'10" x 8'11" (2.40 x 2.72)

Shower Room

WC



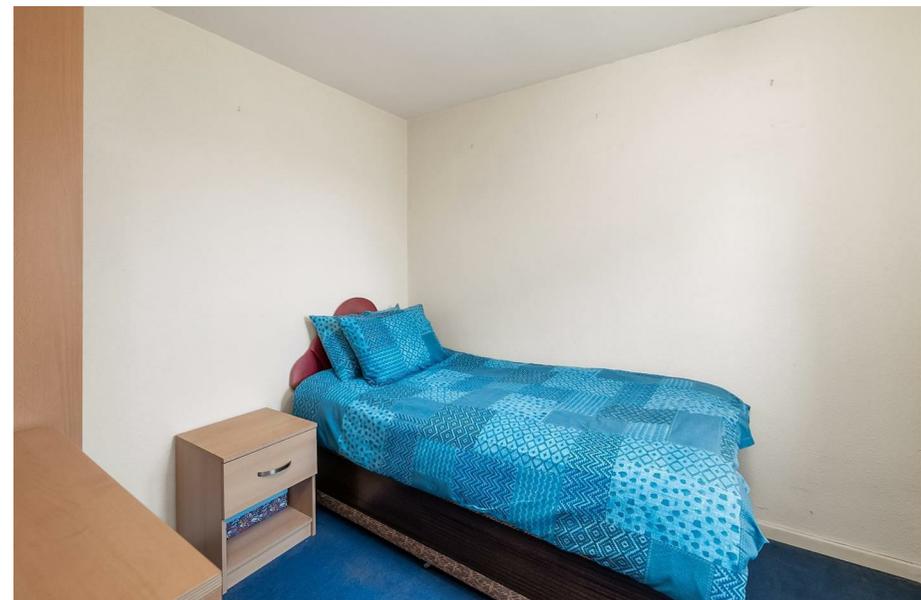


Directions

From the office turn left onto Hyde Park Rd and Continue straight onto Weston Park Rd for 0.7 mi. Turn right onto Outland Rd/A386 and Keep right to continue on A386 for 0.9 mi. Take the B3373 exit towards Tamerton Foliot and at the roundabout, take the 2nd exit onto Budshead Rd/B3373 and follow for 1.3 mil turn left into Warwick Avenue and the property can be found on the right.

Council Tax Band: A

Scan for Material Information

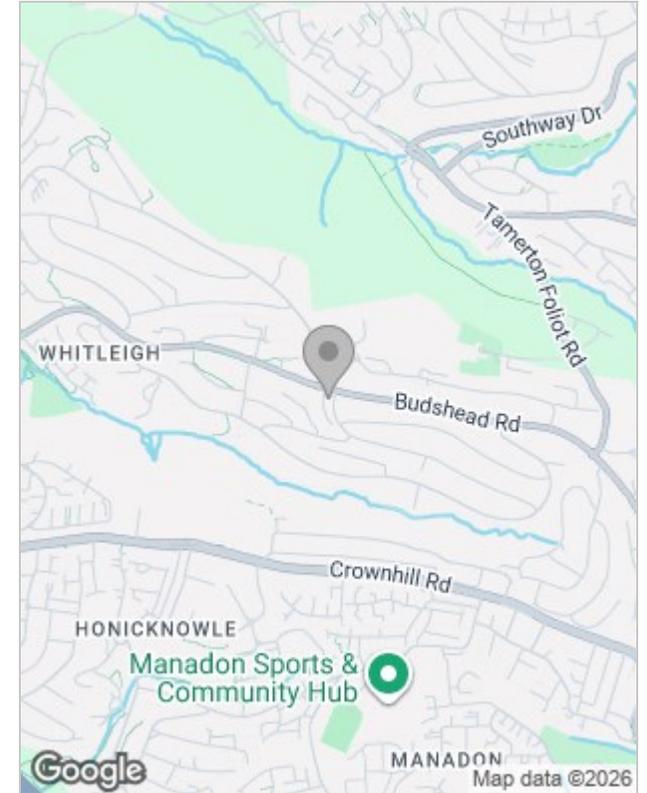




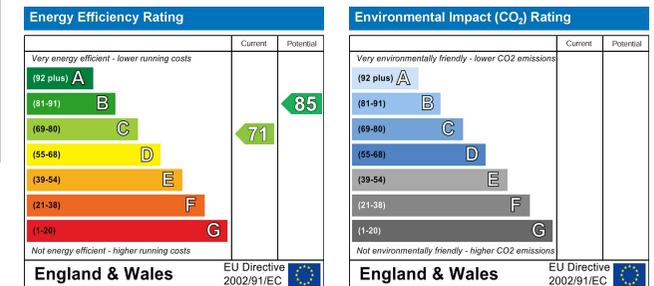
Floor Plans



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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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