

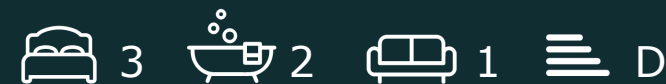
DC
LANE

SELL • LET • MANAGE



Dryden Ave, Plymouth, PL5 3HE

£210,000 Freehold





Dryden Ave

Plymouth, PL5 3HE

- Mid Terraced Family home
- Manadon Location
- Extended Ground Floor
- Generous Rear Garden
- No Onward Chain
- Four Bedrooms
- In Need of Some Upgrading
- Driveway Two Vehicles
- Garage
- Council Tax Band A

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

This deceptively spacious mid terraced property offers generous living accommodation and excellent potential for enhancement. Situated in a convenient residential location, the property benefits from a brick paved driveway providing off road parking for two vehicles and a garage to the rear.

Upon entering, you are greeted by a well proportioned kitchen fitted with a comprehensive range of wall and base units, extensive work surfaces and a peninsular breakfast bar providing an ideal space for informal dining. The dual aspect lounge enjoys an abundance of natural light and features a central fireplace, creating a warm and inviting focal point. The lounge opens through to a conservatory, which provides additional living space and leads to the extended section of the home. The master bedroom benefits from sliding patio doors opening to the garden and a modern en suite shower room. To the first floor, there are three bedrooms, two doubles and a single together with a family bathroom and separate wc..

Externally, the property boasts a generous rear garden, mainly laid to lawn, offering ample outdoor space and direct access to the rear garage.

Having been previously let, the property holds current safety certificates and is now offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a home with scope for improvement.

£210,000



Ground Floor	
Lounge/Diner	13'11" x 18'2" (4.25 x 5.56)
Kitchen/Breakfast Room	12'6" x 18'2" (3.82 x 5.56)
Bedroom One	11'3" x 13'11" (3.45 x 4.25)
En Suite	6'11" x 10'3" (2.13 x 3.14)
First Floor	
Bedroom Two	9'8" x 12'5" (2.96 x 3.81)
Bedroom Three	10'11" x 9'6" (3.35 x 2.91)
Bathroom	
Bedroom Four	7'9" x 8'2" (2.38 x 2.49)
Bathroom	5'4" x 5'2" (1.63 x 1.59)
WC	4'3" x 2'2" (1.31 x 0.68)





Directions

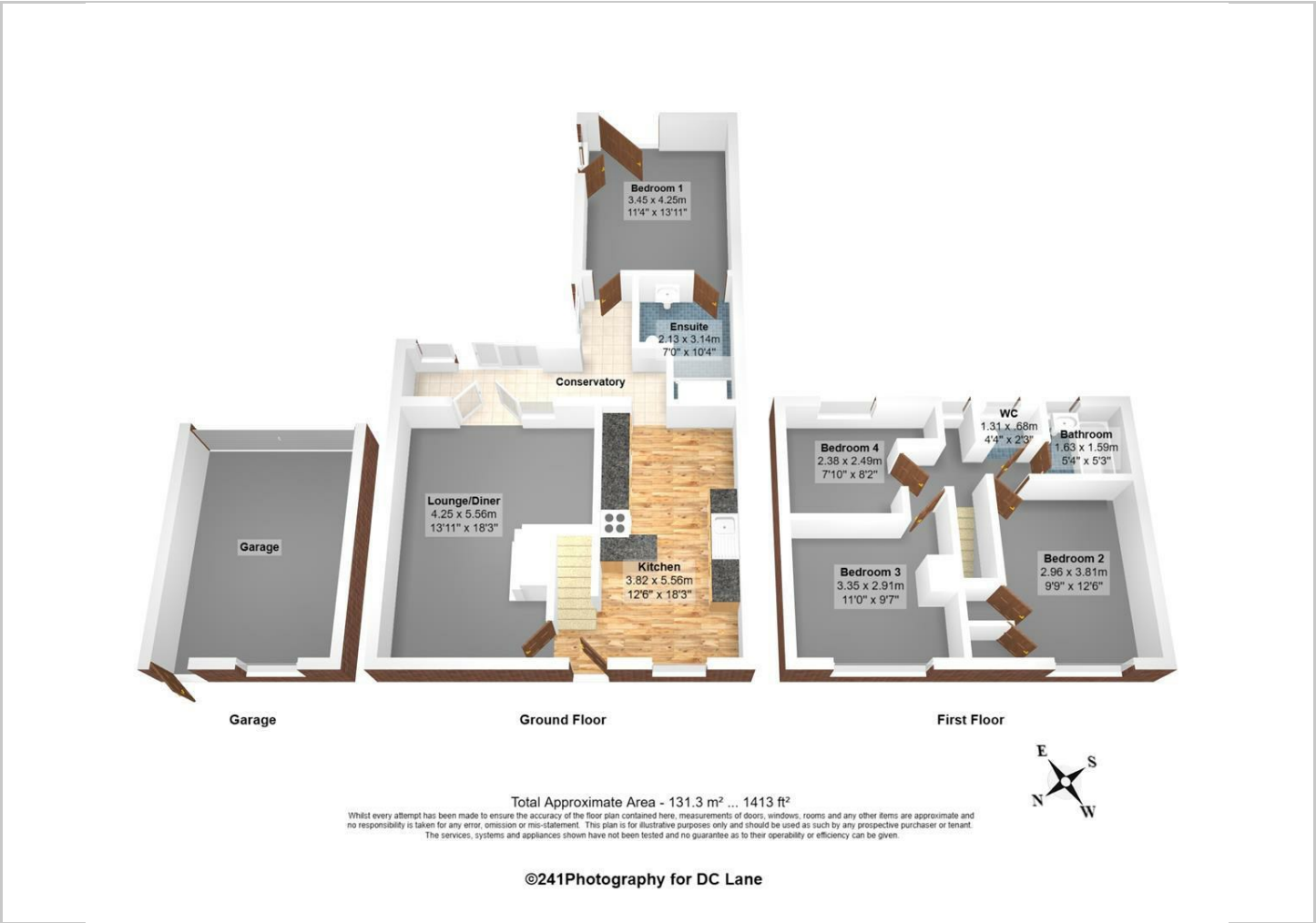
From the office turn right onto Mannamead Rd/B32501.2 mi At Manadon Roundabout, Exit the roundabout onto St Peters Rd 0.1 Turn left to stay on St Peters Rd 0.6 Turn left onto Conrad Rd 0.7 Turn left 0.7 Turn right 0.7 into Dryden Avenue and the property can be found on the left.

Council Tax Band: A





Floor Plans

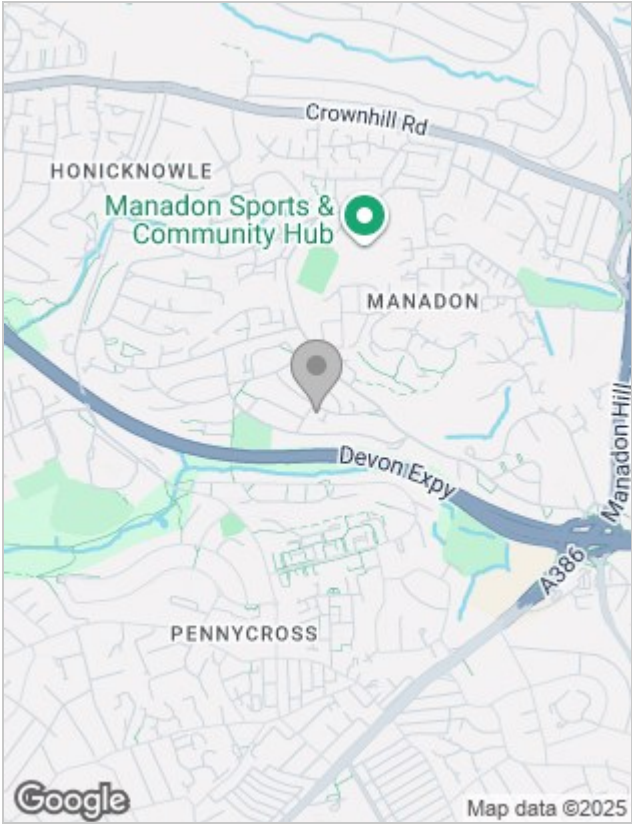


Viewing

Please contact our DC Lane 2 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

