DC LANE

SELL • LET • MANAGE

Kingsley Road, Plymouth, PL4 6QP

Asking Price £230,000 Freehold

3 1 2 E

# Kingsley Road

## Plymouth, PL4 6QP

- Charming End-Terraced Victorian Red Brick Home
- Open-Plan Lounge And Dining Room
- Enclosed Low-Maintenance Rear Courtyard
- Popular Location Close To Plymouth City Centre, Central Park And Mutley Plain
- Gas Central Heating And Double Glazing
- Three Bedrooms (Two Doubles And One Single)
- Kitchen With Adjoining Utility Area
- Character Features Throughout
- High Ceilings And Wooden Flooring
- Council Tax Band C

DC Lane are delighted to present this charming end-terraced Victorian red brick home located on Kingsley Road, a popular residential address within easy reach of Plymouth city centre, Central Park and its excellent local amenities in Mutley Plain.

Brimming with character and timeless appeal, this beautifully proportioned property showcases a wealth of period features throughout. Stepping inside, you are welcomed into a spacious open-plan lounge and dining room where high ceilings, elegant proportions and wooden flooring create a warm and inviting atmosphere. The generous ceiling height enhances the sense of space, while the seamless flow between the reception areas provides a versatile setting perfectly suited to both relaxed evenings and entertaining guests.

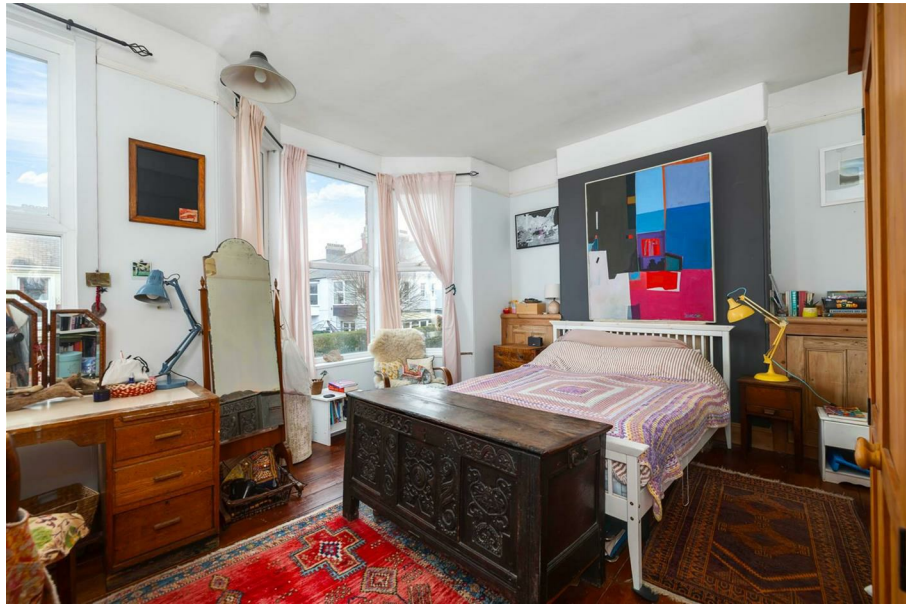
To the rear of the property, the kitchen offers a practical and well arranged layout with ample workspace and storage. Adjoining the kitchen is a useful utility area, thoughtfully positioned to keep everyday tasks neatly tucked away. From here, doors open onto a private enclosed courtyard, providing a low-maintenance outdoor retreat ideal for morning coffee, summer planting or al fresco dining.

The first floor hosts three well-balanced bedrooms comprising two comfortable double rooms and a single bedroom, ideal as a nursery, dressing room or home office. The family bathroom is conveniently located upstairs and serves all bedrooms with ease.

Full of original charm and character, this delightful Victorian home combines attractive period detailing with practical living spaces, making it an ideal purchase for first-time buyers, growing families or investors alike.

Step into this period property without delay. Call or email us now to arrange a viewing.

Asking Price £230,000



| | |
|---|---|
| **Ground Floor** | |
| Lounge | 12'5" x 11'7" (3.81 x 3.54) |
| Dining Room | 10'7" x 11'8" (3.24 x 3.57) |
| Utility | 4'11" x 8'7" (1.50 x 2.64) |
| Kitchen | 11'3" x 8'7" (3.43 x 2.64) |
| **First Floor** | |
| Bedroom 1 | 16'6" x 11'7" (5.04 x 3.55) |
| Bedroom 2 | 10'0" x 11'8" (3.06 x 3.56) |
| Bedroom 3 | 6'4" x 10'2" (1.95 x 3.12) |
| Bathroom | 5'4" x 6'7" (1.63 x 2.01) |

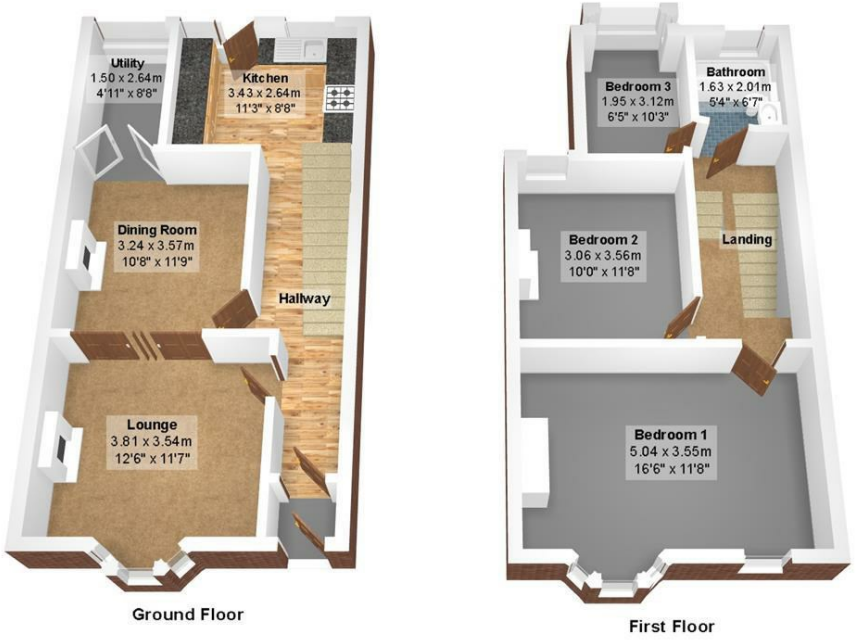
## Directions

From 99 Mutley Plain, head north-east on Mutley Plain, towards Ford Park Road. Continue on Ford Park road until you see Kingsley road on your left.

## Scan for Material Information

## Council Tax Band: C

## Floor Plans




Total Approximate Area - 100.0 m² ... 1076 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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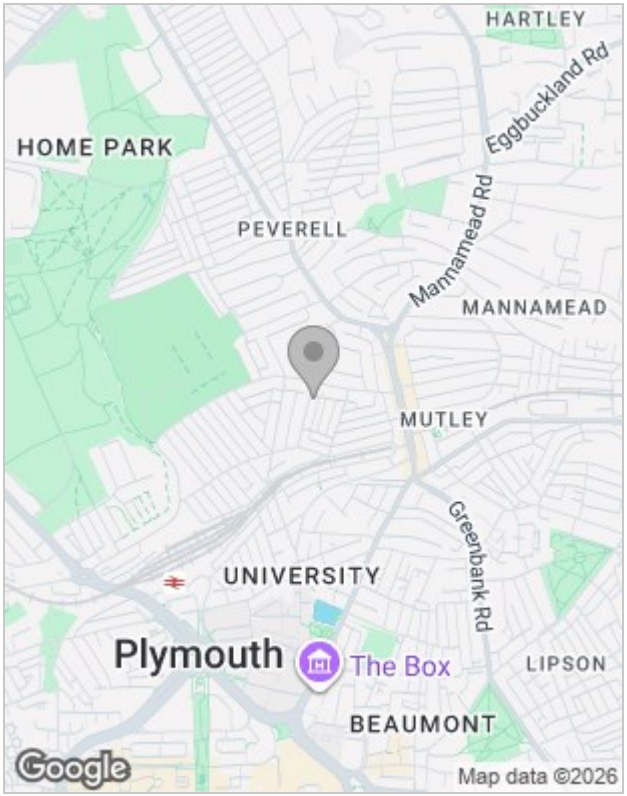
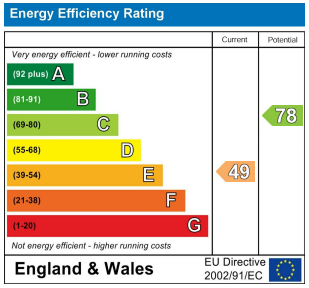
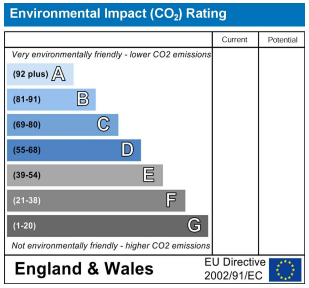
## Location Map




## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**
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