



**DC**  
LANE

SELL • LET • MANAGE

Kinross Avenue, Plymouth, PL4 7EX  
£215,000 Freehold

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£215,000

# Kinross Avenue

Plymouth, PL4 7EX

- Mid Terraced House
- Lipson Location
- Arranged Over Three Storeys
- Ideal FTB/Buy To Let
- No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Spacious Kitchen
- Rear Lawned Garden
- Council Tax Band B

DC Lane are pleased to present this charming mid terraced home, ideally situated in the popular Lipson area with convenient access to the City Centre and major transport routes.

Bright and spacious throughout, the accommodation begins with an entrance vestibule leading into the hallway. The front reception room features an attractive bay window and flows seamlessly into a second reception room, creating a versatile living space. Stairs lead down to the lower ground floor opening into a generous kitchen/breakfast room, offering ample space for a table and chairs and providing direct access to the garden.

Upstairs, the first floor hosts a well proportioned principal bedroom spanning the full width of the property, complete with a bay window. A further double bedroom is served by a bathroom with a shower over the bath.

Externally, the property benefits from a lawned garden with rear service lane access.

Offered to the market with no onward chain, this appealing home is ideally suited to first time buyers or investors alike. An early viewing is highly recommended.



## Ground Floor

Lounge 13'5" x 11'9" (4.10 x 3.60)

Dining Room 10'11" x 12'9" (3.35 x 3.90)

## First Floor

Bedroom One 17'8" x 11'9" (5.40 x 3.60)

Bedroom Two 11'3" x 12'9" (3.44 x 3.90)

Bathroom 5'10" x 5'8" (1.80 x 1.75)

## Lower Ground Floor

Kitchen/Breakfast Room  
17'8" x 12'9" (5.40 x 3.90)



## Directions

Head south on Mutley Plain/B3250 towards Belgrave Rd 0.2 Turn left onto Alexandra Rd/B3214 0.6 Slight right onto Lipson Rd 0.7 Slight left onto Mostyn Ave 0.8 Turn right onto Kinross Ave The property can be found on the right.

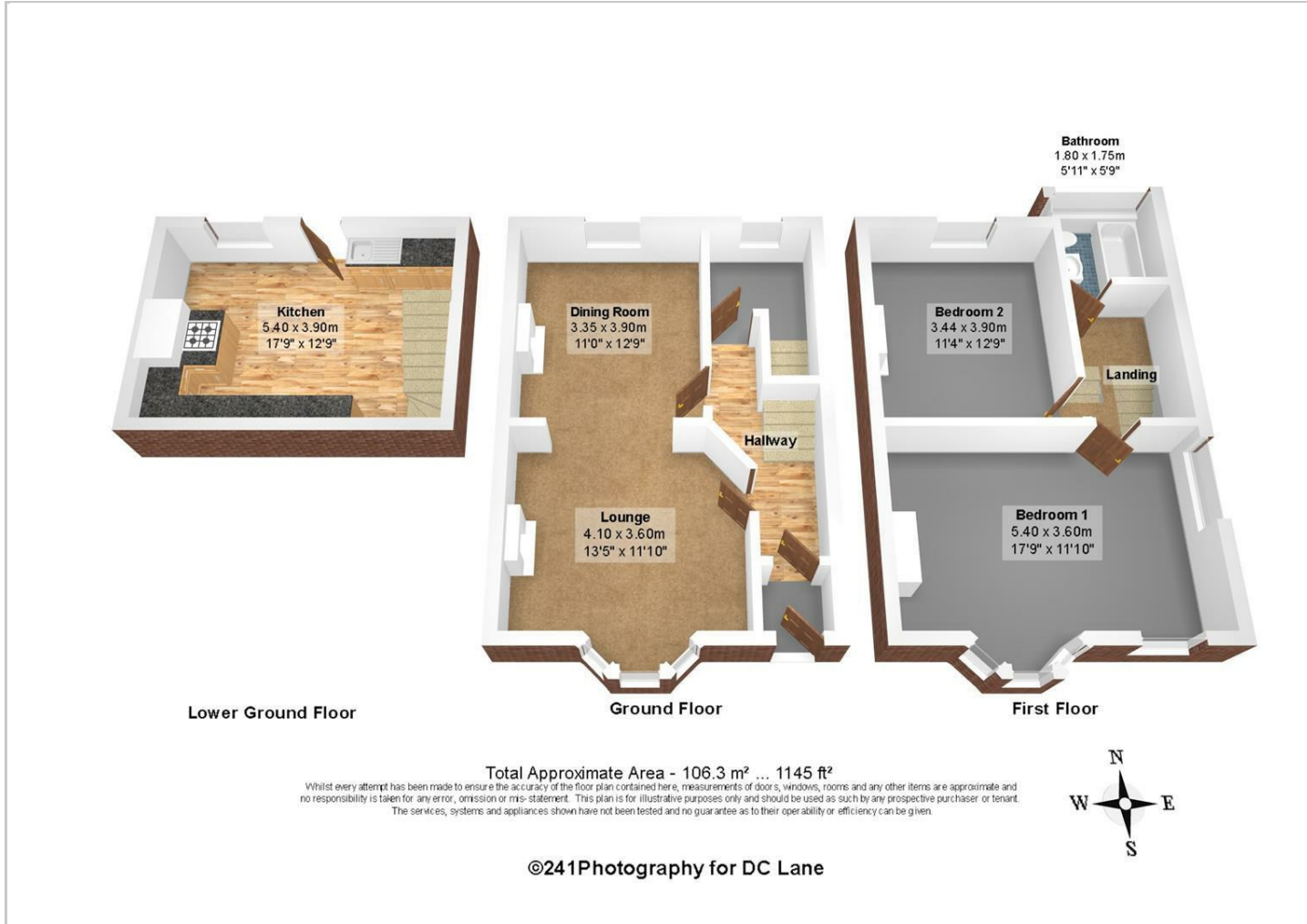
**Council Tax Band: B**

## Scan for Material Information

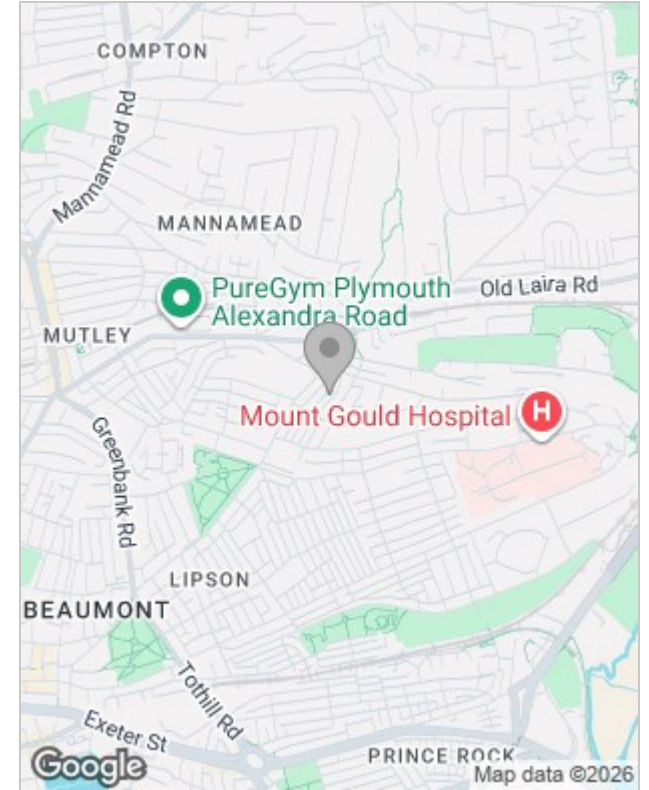




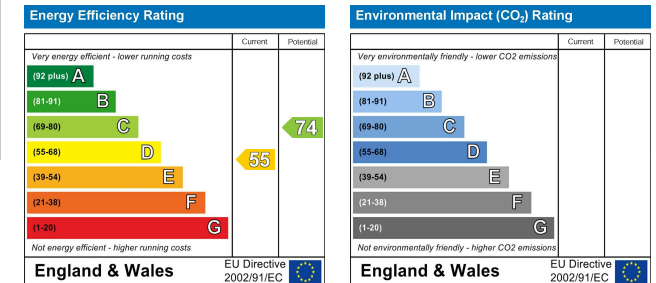
## Floor Plans



## 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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