

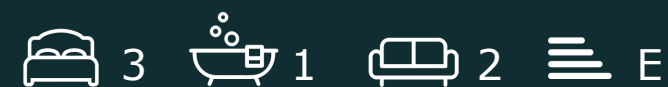
DC
LANE

SELL • LET • MANAGE



Stangray Avenue, Plymouth, PL4 6PT

Asking Price £280,000 Freehold





Stangray Avenue

Plymouth, PL4 6PT

- 3 Bedrooms plus 2 Loft Rooms Period House
- A breakfast Room
- Central Location, Close to Train Station and Central Park
- Parking at the rear
- No Chain
- Two Reception Rooms
- Lots of Original Features Remain
- Courtyard Garden
- Arranged Over Three Storeys
- Council Tax Band B

DC Lane are delighted to present this spacious and characterful mid-terraced home, ideally positioned in a central location within easy walking distance of Central Park, Plymouth City Centre and offering excellent access to the A38 and major transport links.

Arranged over three floors, this generously proportioned property offers flexible living space, making it an ideal family home or investment opportunity.

The ground floor comprises a welcoming lounge with a square bay window opening into a bright dining room overlooking the rear courtyard. A separate breakfast room provides additional dining space and leads through to the fitted kitchen, which offers ample storage and direct access to the garden. On the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a modern family bathroom with shower over the bath and a separate WC. The second floor offers two additional loft rooms, both benefiting from Velux windows and attractive oak flooring. These versatile spaces are ideal for use as home offices, hobby rooms, dressing rooms, occasional guest accommodation or additional reception space.

Externally, the property enjoys a private enclosed courtyard garden, perfect for outdoor dining and entertaining, with the added benefit of gated off-road parking. A useful external utility room provides plumbing for a washing machine and additional storage.

Having been successfully rented by the current owner for a number of years, the property is now offered to the market with vacant possession, presenting an excellent opportunity for both owner-occupiers and investors alike.

A viewing is highly recommended to appreciate the generous accommodation and location this wonderful home has to offer.

Call DC Lane now to arrange a viewing.

Asking Price £280,000



Ground Floor

Lounge	12'8" x 14'10" (3.87 x 4.53)
Dining Room	10'1" x 13'0" (3.08 x 3.97)
Breakfast Room	8'2" x 9'10" (2.51 x 3.01)
Kitchen	4'11" x 11'5" (1.50 x 3.50)

First Floor

Bedroom 1	9'6" x 14'5" (2.90 x 4.41)
Bedroom 2	10'1" x 13'1" (3.08 x 4.01)
Bedroom 3	8'0" x 7'10" (2.46 x 2.39)
Bathroom	4'3" x 7'7" (1.32 x 2.32)

Second Floor

Loft Room 1	9'8" x 20'6" (2.96 x 6.27)
Loft Room 2	9'11" x 20'8" (3.04 x 6.32)





Directions

Leave 99 Mutley Plain and head north-east along Mutley Plain (A374). Turn left onto Lisson Grove. Continue straight and turn right onto Stangray Avenue.

Scan for Material Information

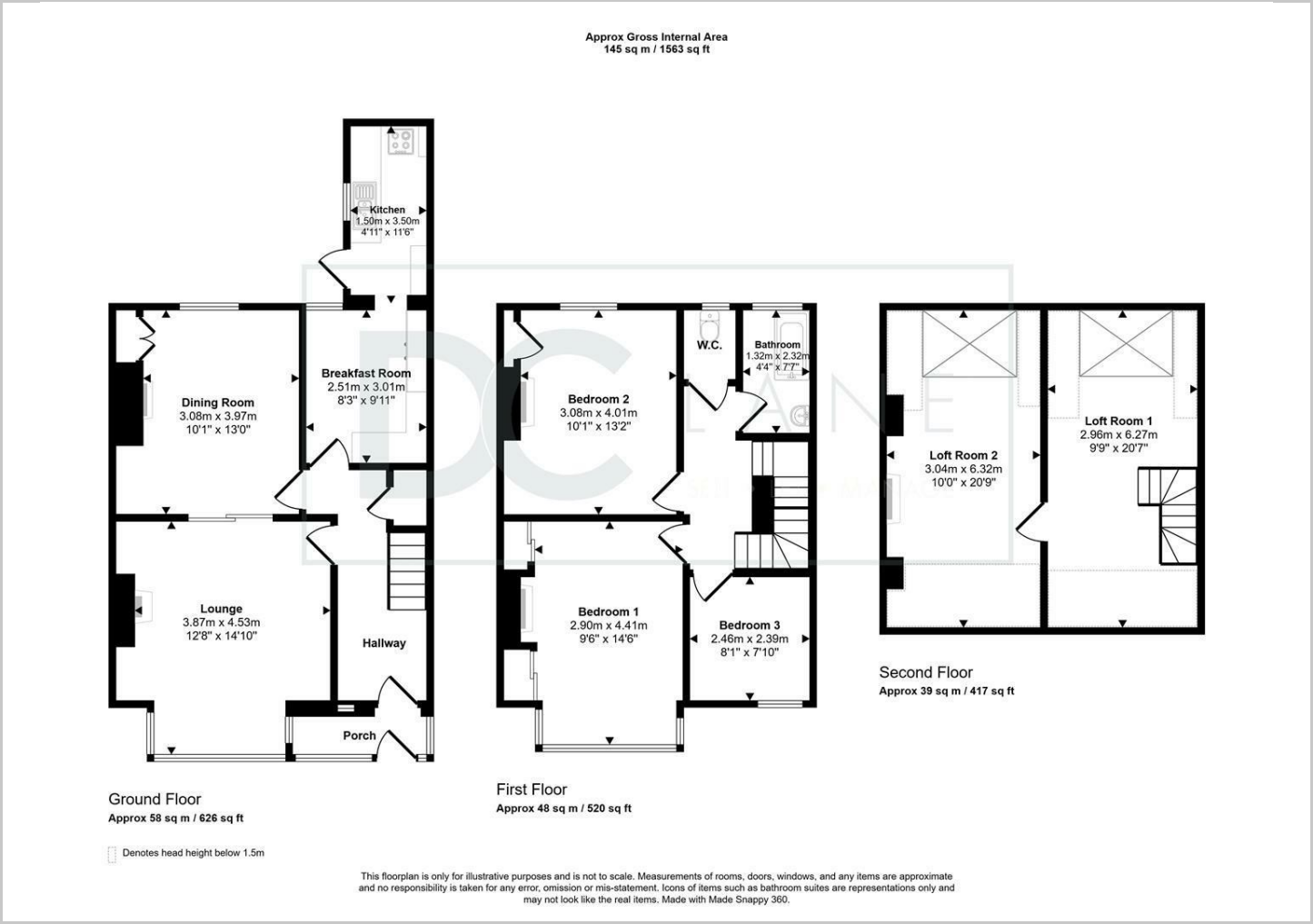


Council Tax Band: B

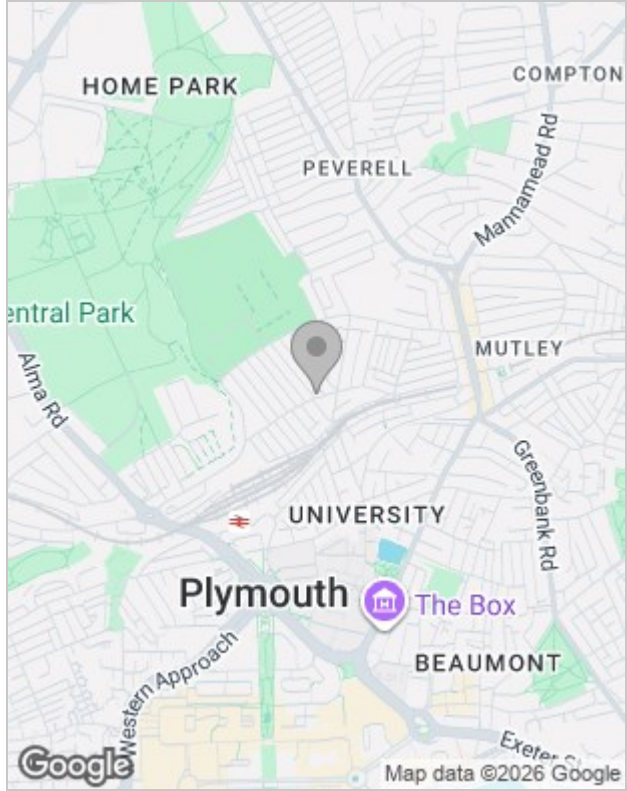




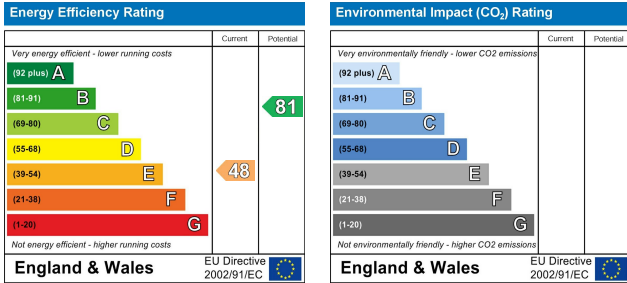
Floor Plans



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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