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01752 874242  
FOR SALE

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Glendower Road, Plymouth, PL3 4LA  
£280,000 Freehold

 3  2  2  C



£280,000

# Glendower Road

Plymouth, PL3 4LA

- Mid Terraced Family Home
- Popular Peverell Location
- Bathroom & Shower Room
- Character Features
- No Onward Chain
- Three Double Bedrooms
- Two Reception Rooms
- Natural Light Throughout
- Generous Courtyard Garden
- Council Tax Band C

DC Lane are delighted to present this impressive three double bedroom mid terrace family home located in the highly sought after Peverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade and Central Park for leisure pursuits.

Offering ideal family living and entertaining space this superb property offers generous rooms throughout and a wealth of character features including stripped doors, floorboards and period fireplaces. Entry through the vestibule opens into a welcoming hallway leading to the spacious front reception room boasting a period fireplace and a further reception room also has a period fireplace. The kitchen has an abundance of cabinets and on trend pantry cupboard and leads into a utility room with garden access and a downstairs shower room completes the ground floor accommodation. To the first floor there are three double bedrooms the master spanning the width of the property, serviced by a family bathroom with shower over the bath and separate wc.

Externally to the rear there is a secluded walled courtyard garden with rear service lane access.

Deceptively spacious and well presented we believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm, no onward chain and a brand new gas central heating boiler a viewing is highly recommended. EPC Grade C



## Ground Floor

Lounge	12'11" x 15'3" (3.94 x 4.65)
Dining Room	10'7" x 13'0" (3.23 x 3.98)
Kitchen	10'2" x 13'9" (3.12 x 4.21)
Utility Room	10'2" x 6'0" (3.12 x 1.84)
Shower Room	10'2" x 3'7" (3.12 x 1.10)

## First Floor

Bedroom One	17'0" x 14'9" (5.19 x 4.52)
Bedroom Two	10'8" x 13'2" (3.26 x 4.03)
Bedroom Three	10'2" x 9'8" (3.12 x 2.95)
Bathroom	6'4" x 6'9" (1.95 x 2.08)
WC	3'10" x 2'9" (1.19 x 0.86)





### **Directions**

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Turn left into Glendower Road and the property can be found on the right.

**Council Tax Band: C**

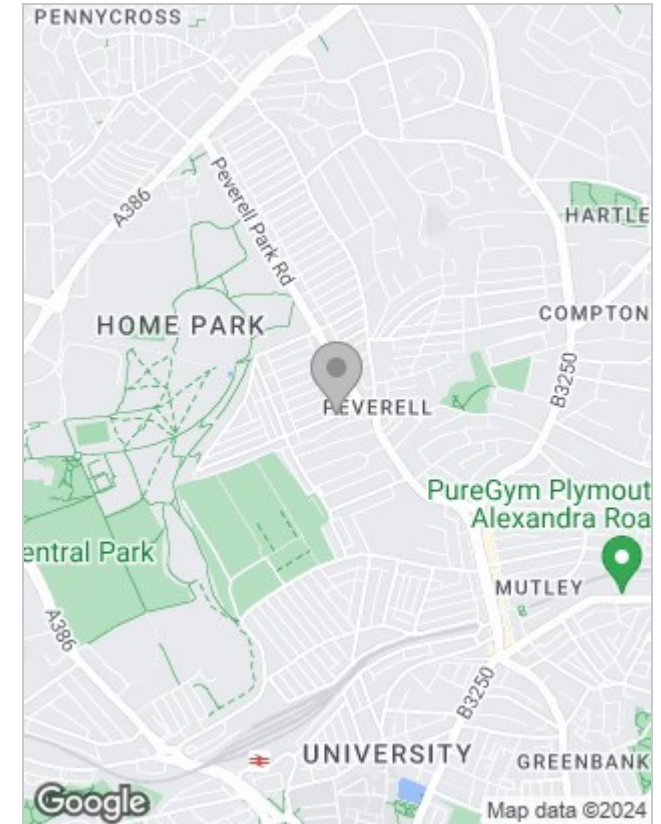




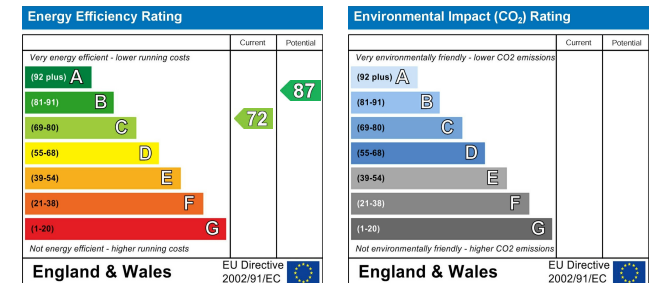
## Floor Plans



## 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.

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