



DC
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DC
LANE
01752 874242
FOR SALE

25



Lipson Avenue

Plymouth, PL4 8SQ

- Mid Terraced Family Home
- Three Reception Rooms
- Spacious Accommodation
- Rear Courtyard Garden
- No Onward Chain
- Three Double Bedrooms
- Lipson Location
- Well Presented
- Viewing Recommended
- Council Tax Band B

DC Lane are delighted to present this charming mid terrace house located in the popular Lipson area and positioned with easy access to the A38 and City Centre for a convenient commute, and within walking distance of Freedom Fields park and local amenities. The property is also within the catchment area of excellent schooling.

Excellent presented and with natural light throughout the deceptively spacious accommodation comprises of entrance vestibule opening into a welcoming hallway with rear garden access and understairs shower room and w/c. The principle reception room features a bay window and ornate coving whilst the second reception room boasts original built in cupboards and is garden facing. The cleverly designed contemporary kitchen features the cabinets fitted within the breakfast room and the kitchen allowing for plentiful worktop space. The oven, hob and washing machine are tucked away in the kitchen.

Stairs rise to the first floor with the generous master bedroom spanning the width of the property. There are two further double bedrooms serviced by a well appointed bathroom with shower over the bath. Externally there is a low maintenance rear courtyard garden with concrete shed and rear service lane access.

This superb property further benefits from no onward chain and would appeal to first time buyers and young families drawn to the spacious feel of this home and great location. A viewing is highly recommended.



Ground Floor

Lounge	13'6" x 15'0" (4.14 x 4.59)
Dining Room	11'5" x 12'8" (3.50 x 3.87)
Breakfast Room	11'0" x 10'6" (3.37 x 3.22)
Kitchen	11'0" x 4'7" (3.37 x 1.42)
Shower Room	2'7" x 6'1" (0.81 x 1.87)

First Floor

Bedroom One	17'8" x 14'9" (5.39 x 4.50)
Bedroom Two	11'4" x 12'8" (3.46 x 3.87)
Bedroom Three	11'0" x 9'3" (3.37 x 2.83)
Bathroom	6'11" x 6'0" (2.13 x 1.84)
Landing	3'3", 252'7" x 17'1" (1,77 x 5.23)





Directions

Head south on Mutley Plain/B3250 towards Lisson Grove 121 ft Continue straight to stay on Mutley Plain/B3250 0.1 mi Continue onto Greenbank Rd/B3238 0.4 mi Turn left onto Lipson Rd 0.3 mi Turn right onto Mount Gould Rd 33 ft Turn right onto Sea View Ave 118 ft Turn left towards Lipson Ave 243 ft Turn right onto Lipson Ave property will be on the right

Council Tax Band: B

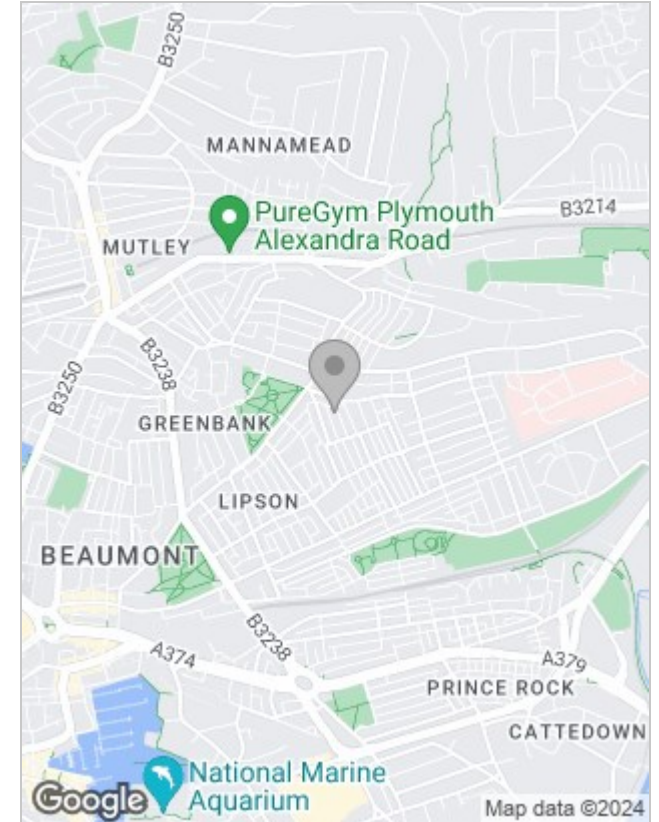




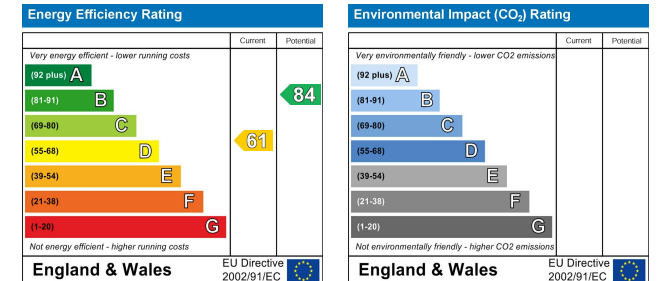
Floor Plans



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.

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