



DC
LANE

SELL • LET • MANAGE

Amherst Road, Plymouth, PL3 4HJ
Offers Over £300,000 Freehold

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Offers Over £300,000

Amherst Road

Plymouth, PL3 4HJ

- Mid Terraced Period House
- Two Receptions
- Generous Accommodation
- Off Road Parking
- No Onward Chain
- Four Bedrooms
- Stoke Location
- Character Features
- Paved Rear Garden
- Council Tax Band C

DC Lane are delighted to present this substantial four bedroom mid terrace family home located in the highly sought after Stoke area, positioned with easy access to the A38 and walking distance to the City Centre and Central Park for leisure pursuits.

Offering ideal family living and entertaining space this superb property offers generous accommodation 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/breakfast room has an abundance of cabinets and space for a large table and chairs. To the first floor there are three double bedrooms and a single bedroom serviced by a family bathroom with modern bath and separate shower cubicle.

Externally the secluded walled paved garden has an outhouse and roller door allowing off road parking for one vehicle and there is also gated pedestrian rear service lane access.

Deceptively spacious and in need of some improvement 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 completes the appeal of this lovely home and a viewing is highly recommended.



Ground Floor

Lounge	13'10" x 14'1" (4.22 x 4.31)
Dining Room	11'9" x 14'2" (3.60 x 4.33)
Kitchen/Breakfast Room	10'8" x 20'11" (3.26 x 6.40)

First Floor

Bedroom One	11'5" x 14'1" (3.50 x 4.31)
Bedroom Two	11'10" x 14'2" (3.61 x 4.33)
Bedroom Three	10'8" x 13'8" (3.26 x 4.19)
Bedroom Four	6'3" x 10'8" (1.92 x 3.27)
Bathroom	6'3" x 10'1" (1.92 x 3.09)





Directions

Head along Mutley Plain and turn left onto Ford Park Rd 0.5 mi Continue onto Central Park Ave 0.3 mi At Pennycomequick Roundabout, take the 4th exit onto Alma Rd/A386 0.1 mi Turn left onto Whittington St 354 ft Turn right onto Amherst Rd and the property can be found on the right.

Council Tax Band: C





Floor Plans

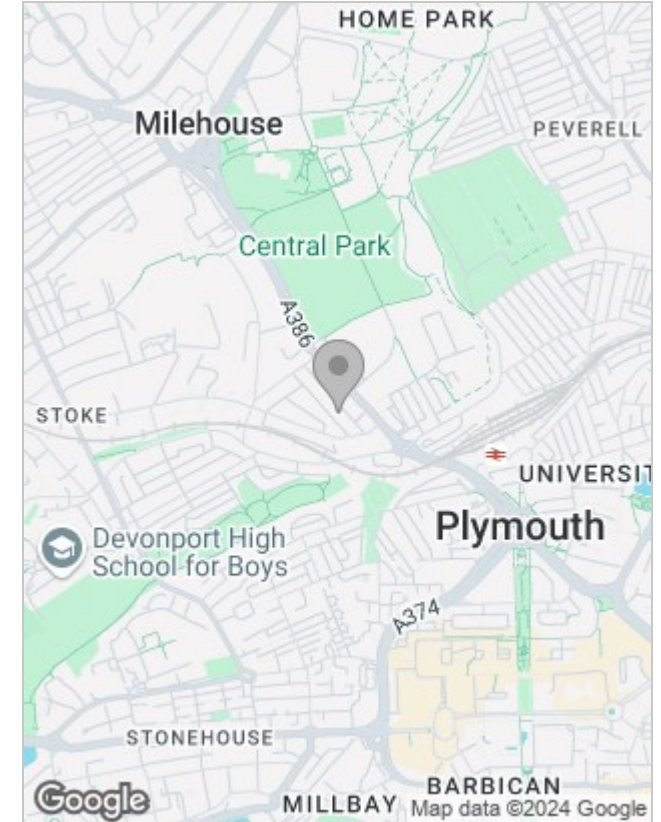


Viewing

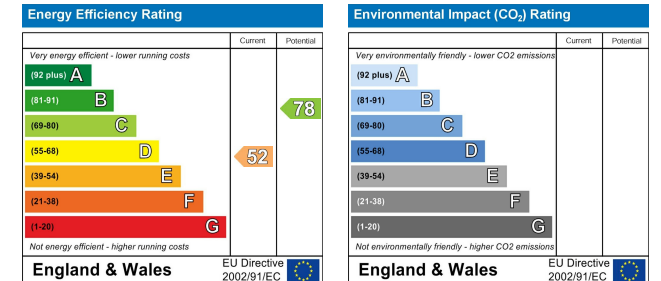
Please contact our DC Lane 2 Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



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