

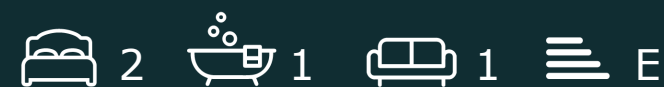


DC  
LANE

SELL • LET • MANAGE

Clayton Road, Plymouth, PL4 9PU

£170,000 Freehold







# Clayton Road

## Plymouth, PL4 9PU

- End Terraced House
- St Judes Location
- Flooded Natural Light
- Ideal FTB/Buy To Let
- No Onward Chain
- Two Double Bedrooms
- Spacious Accommodation
- Some Modernisation Required
- Rear Courtyard Garden
- Council Tax Band B

DC Lane are delighted to present this end terraced house located in popular St Judes and positioned with easy access to the City Centre, A38 and all major routes.

The spacious accommodation neutrally decorated and with natural light throughout opens into the entrance vestibule and into a welcoming hallway. The principle reception room features a bay window and period fireplace, the generous kitchen/diner has room for table and chairs and direct garden access and the bathroom presents an opportunity for updating to a modern standard. Stairs rise to the first floor with the master bedroom spanning the width of the property featuring a bay window and there is a further double bedroom. Externally there is a pretty rear courtyard garden with storage shed and rear service lane access.

With no onward chain we believe this charming property is attractive to First Time Buyers or investors and a viewing is highly recommended.

£170,000



### Ground Floor

Lounge 11'3" x 10'11" (3.44 x 3.35)

Kitchen/Diner 9'1" x 13'3" (2.78 x 4.06)

Bathroom

### First Floor

Bedroom One 15'5" x 10'11" (4.70 x 3.35)

Bedroom Two 9'3" x 13'3" (2.84 x 4.06)







## Directions

From the DC Lane office head south on Mutley Plain after 0.2 mi turn left onto Greenbank Road for 1 mile and turn left into Grenville Road, Turn immediate right into Grenville Road and follow the road , turn left onto Clayton Road and the property is on the left.

**Council Tax Band: B**

## Scan for Material Information





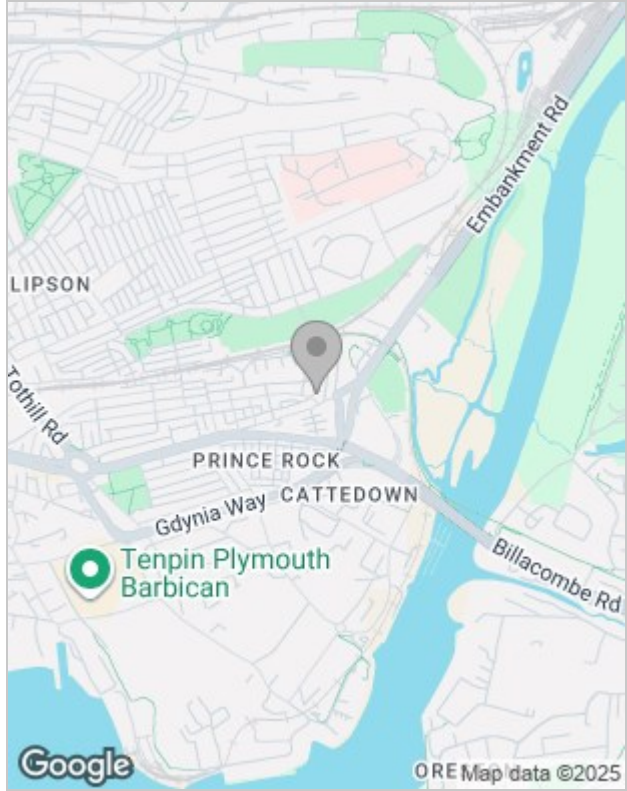




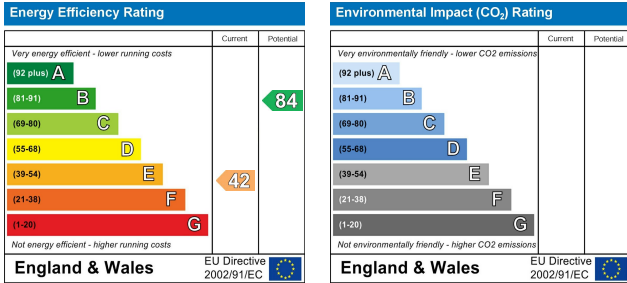
Floor Plans



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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