



**DC**  
LANE

SELL • LET • MANAGE

Clifton Place, Plymouth, PL4 8HX

£135,000 Leasehold

 2  1  1  E



£135,000

# Clifton Place

Plymouth, PL4 8HX

- Ground Floor Flat
- North Hill Location
- No Onward Chain
- On Street Permit Parking
- Electric Heating
- Two Bedrooms
- Private Garden
- Living/Dining Room
- EPC Grade E
- Council Tax Band A

DC Lane are delighted to present a Ground Floor flat located behind North Hill and within easy walking distance to the City Centre.

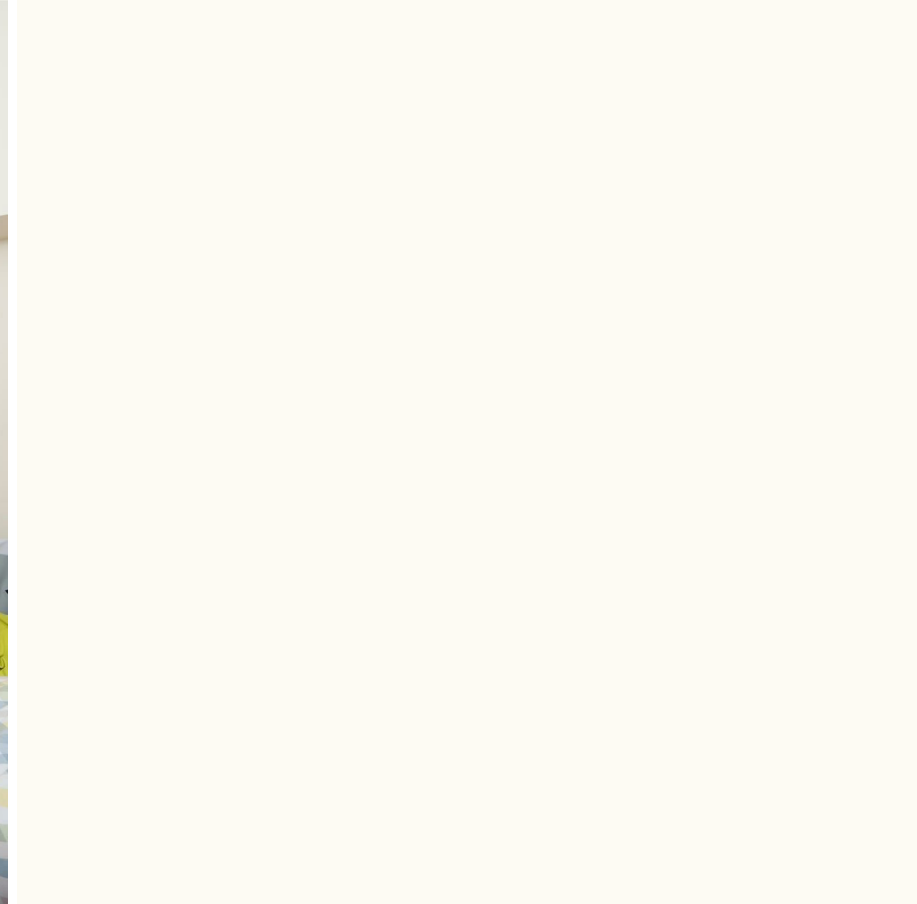
With the added advantage of it's own private courtyard garden this property is rather unique for Central Plymouth and would entice an 'al fresco' lifestyle. The property offers entrance hallway, spacious double bedroom and larger than average single bedroom, bathroom, sitting/dining room, kitchen with white goods included and direct access to the garden. Electric heating and with no onward chain this would make a fantastic investment opportunity or ideal First Time Buy.



## Ground Floor

Living/Dining Room	14'5" x 11'7" (4.40 x 3.54)
Kitchen	5'9" x 7'1" (1.77 x 2.18)
Bedroom One	12'1" x 11'5" (3.70 x 3.50)
Bedroom Two	8'2" x 9'10" (2.51 x 3.01)
Bathroom	5'9" x 6'8" (1.77 x 2.05)





### **Directions**

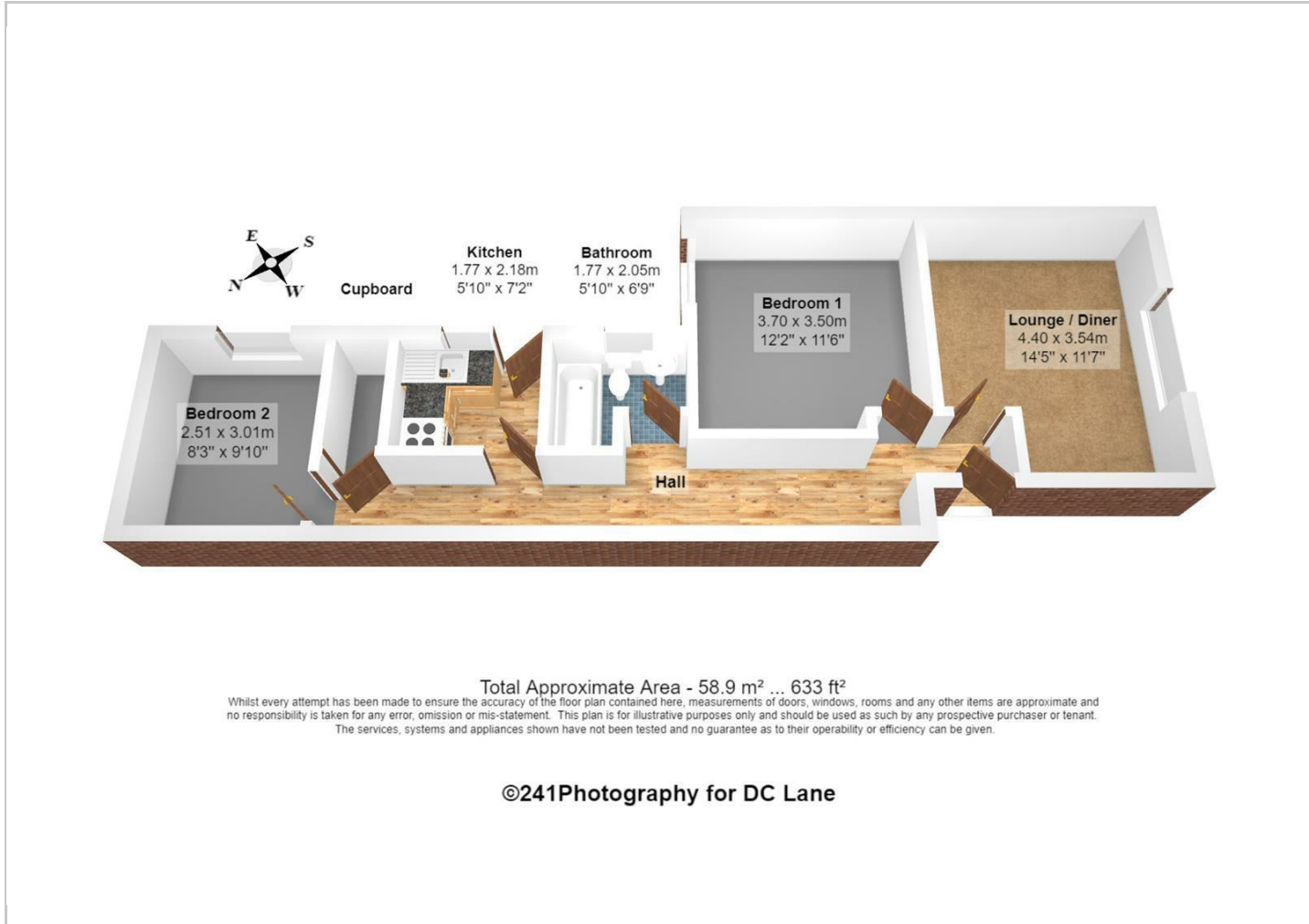
From the DC Lane office head south on Mutley Plain and onto North Hill. At the traffic lights turn left onto Clifton Place, the property can be found on the left.

**Council Tax Band: A**

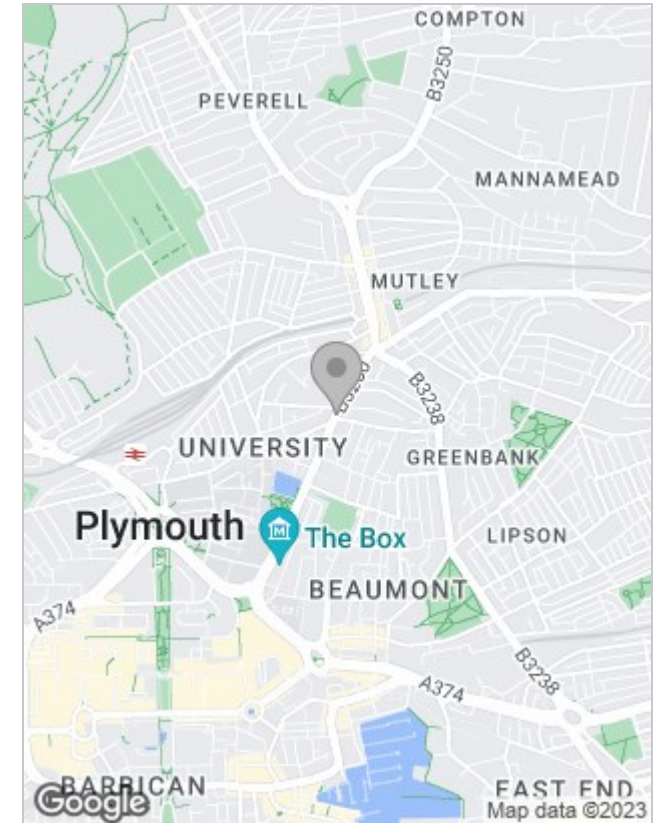




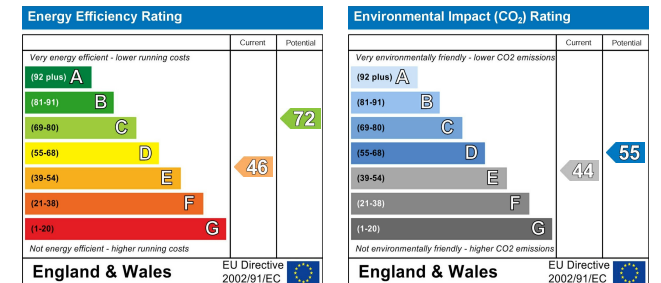
## Floor Plans



## 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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