



Embankment Road, Plymouth, PL4 9JF  
Offers Over £200,000 Freehold

 3  1  2  C

DC  
LANE

SELL • LET • MANAGE



# Embankment Road

## Plymouth, PL4 9JF

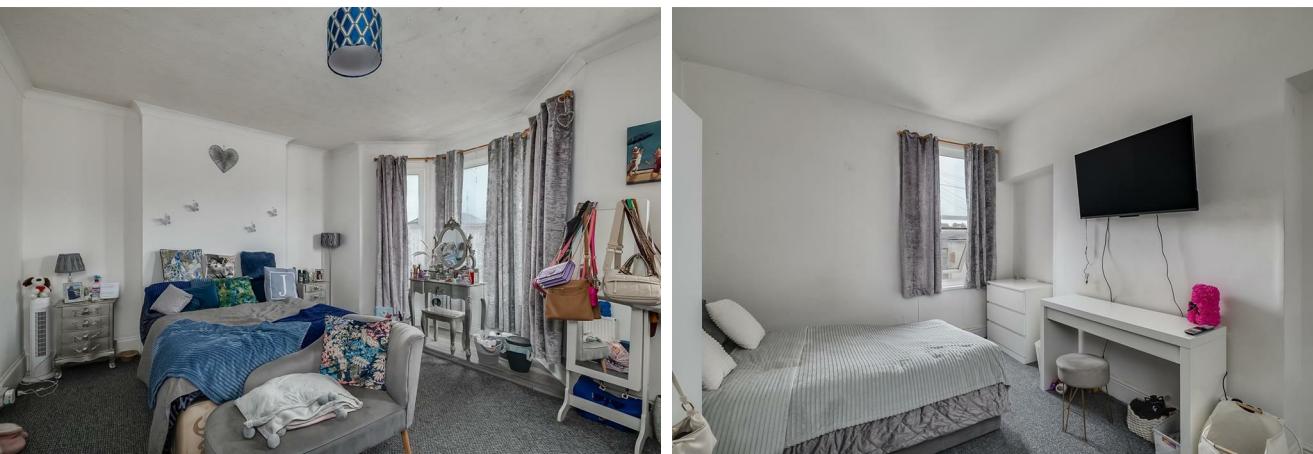
- Mid Terraced House
- Two Reception Rooms
- Spacious Accommodation
- Rear Courtyard Garden
- No Onward Chain
- Three Double Bedrooms
- Generous Kitchen/Breakfast Room
- Prince Rock Location
- Off Road Parking
- Council Tax Band B

DC Lane are delighted to present this impressive mid terraced house located in Prince Rock and with easy access to the City Centre, A38 and major routes and within the catchment area for excellent schooling.

Offering ideal family and entertaining space the accommodation comprises of entrance hallway, lounge with bay window, dining room or could be utilised as a bedroom and kitchen breakfast room with plentiful cabinets, space for a large table and chairs and rear garden access. Stairs rise to the first floor which offers three double bedrooms, the master spanning the width of the property serviced by a generous bathroom with separate shower cubicle.

There is an enclosed rear courtyard garden with gate opening to the off road parking area at the rear of the property.

This 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 catchment area for the local school. A viewing is highly recommended.



### Ground Floor

Lounge	12'11" x 12'0" (3.94 x 3.66)
Dining Room	10'9" x 13'10" (3.29 x 4.22)
Kitchen/Breakfast Room	11'2" x 22'11" (3.42 x 7.00)

### First Floor

Bedroom One	16'11" x 12'0" (5.16 x 3.66)
Bedroom Two	10'7" x 13'10" (3.25 x 4.22)
Bedroom Three	11'2" x 11'11" (3.42 x 3.65)
Bathroom	4'11" x 10'8" (1.51 x 3.26)
WC	4'11" x 2'9" (1.51 x 0.84)



## 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 Desborough Road, Turn immediate right into Grenville Road and follow the road turning right into Wentworth Place. Turn left onto Embankment Road and the property can be found on the left.

## Scan for Material Information



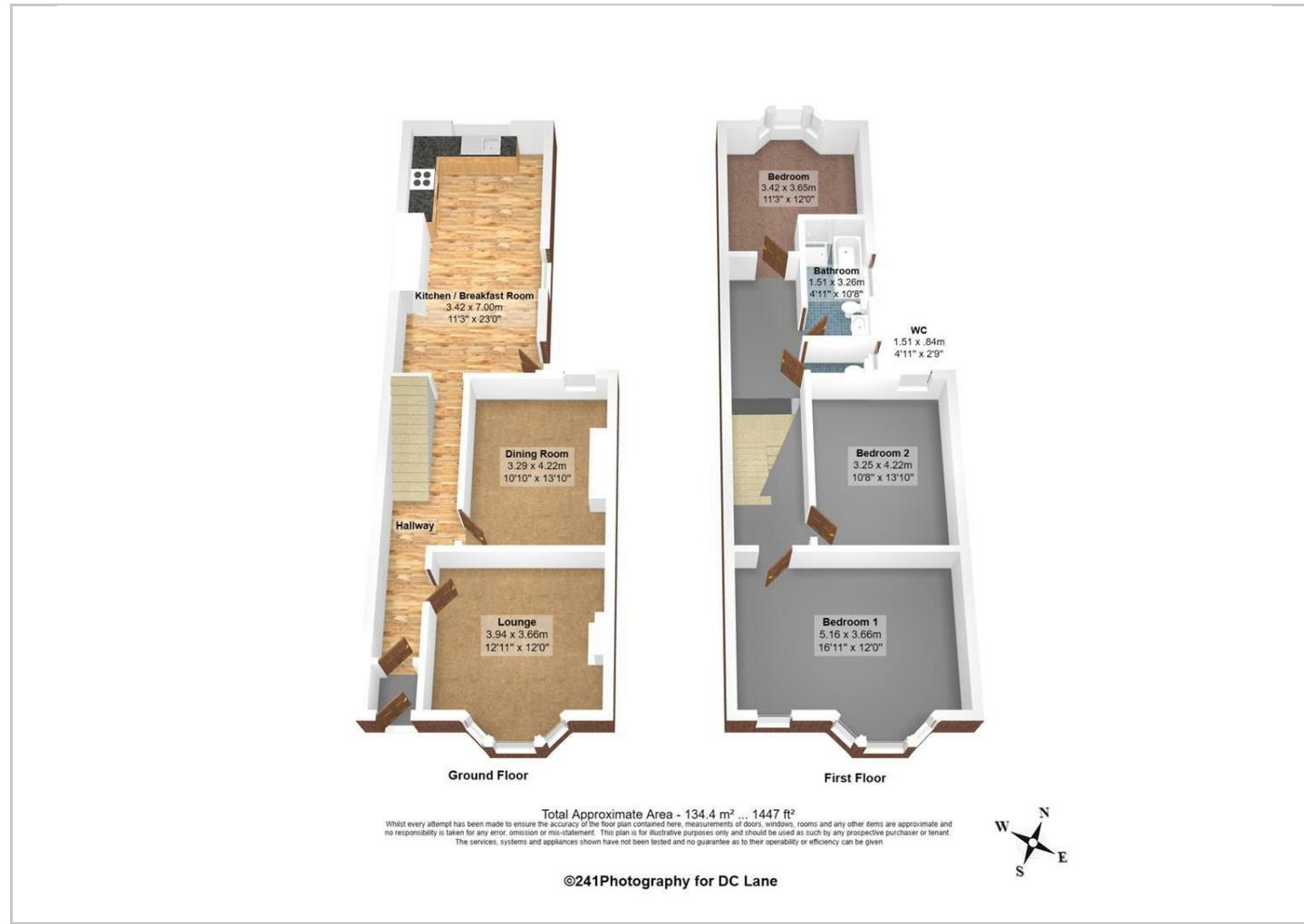
## Council Tax Band: B



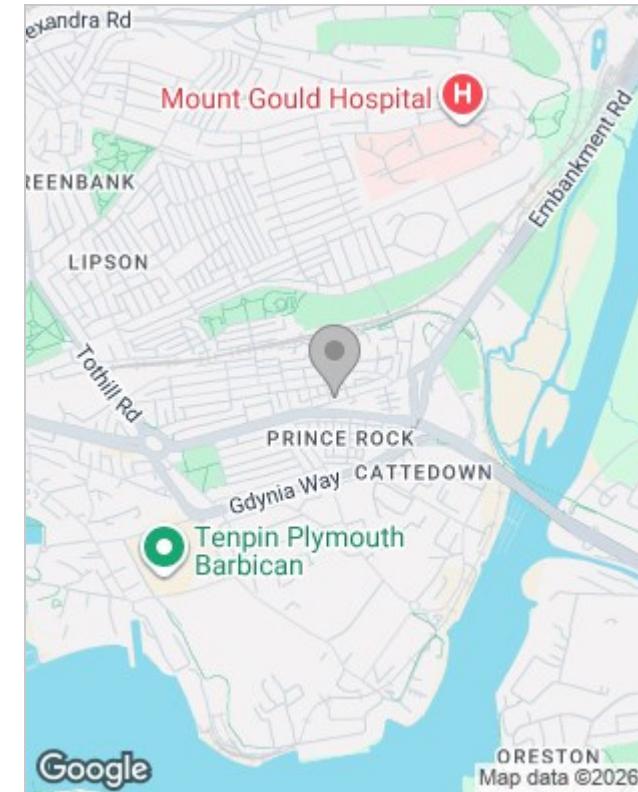


NO PARKING  
2HR ACCESS  
REQUIRED AT  
ALL TIMES  
THANK YOU

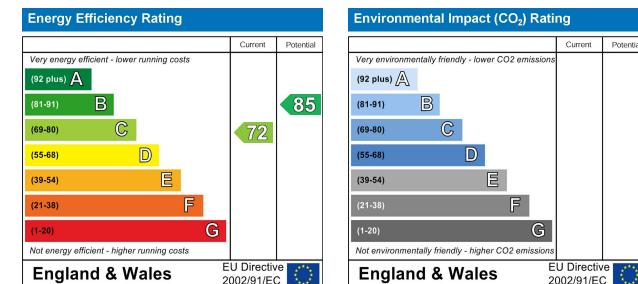
## Floor Plans



## 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.