



**DC**  
LANE

SELL • LET • MANAGE

Kensington Place, Plymouth, PL4 7LX

£195,000 Freehold

 2  2  1  E



£195,000

# Kensington Place

Plymouth, PL4 7LX

- End Terraced House
- Greenbank Location
- Utility Room
- Quiet Back Street
- No Onward Chain
- Two Double Bedrooms
- Bathroom & Shower Room
- Spacious Accommodation
- Front & Rear Gardens
- Council Tax Band A

DC Lane are delighted to bring to the market this charming terraced property situated at the end of a row in a quiet back street in a central location and within a short walk to Mutley Plain and easy access to the A38 and City Centre.

Level access opens into the hallway leading to the lounge with modern gas fire and kitchen with ample cabinets and breakfast bar. A useful utility room with garden access and bathroom with shower over the bath completes the ground floor accommodation. Stairs rise to the first floor with the master bedroom spanning the width of the property and a further double bedroom serviced by a shower room.

There are low maintenance front and rear gardens with rear gate access.

With natural light flooding throughout the property this presents an excellent opportunity to acquire a charming property in a prime location and with no onward chain a viewing is most definitely recommended.



## Ground Floor

Lounge	10'5" x 11'4" (3.19 x 3.47)
Kitchen	8'9" x 12'4" (2.68 x 3.78)
Bathroom	5'0" x 7'7" (1.54 x 2.32)
Utility Room	

## First Floor

Bedroom One	14'4" x 11'7" (4.38 x 3.55)
Bedroom Two	8'9" x 12'1" (2.68 x 3.70)
Shower Room	5'0" x 10'4" (1.54 x 3.17)





## Directions

From the DC Lane office continue along Mutley Plain 0.3 mi Continue onto Greenbank Rd/B3238 285 ft Turn left onto Furzehill Rd 243 ft Turn right onto Kensington Rd 138 ft Turn left towards Kensington Pl 210 ft Turn right onto Kensington Pl and the property will be on the right

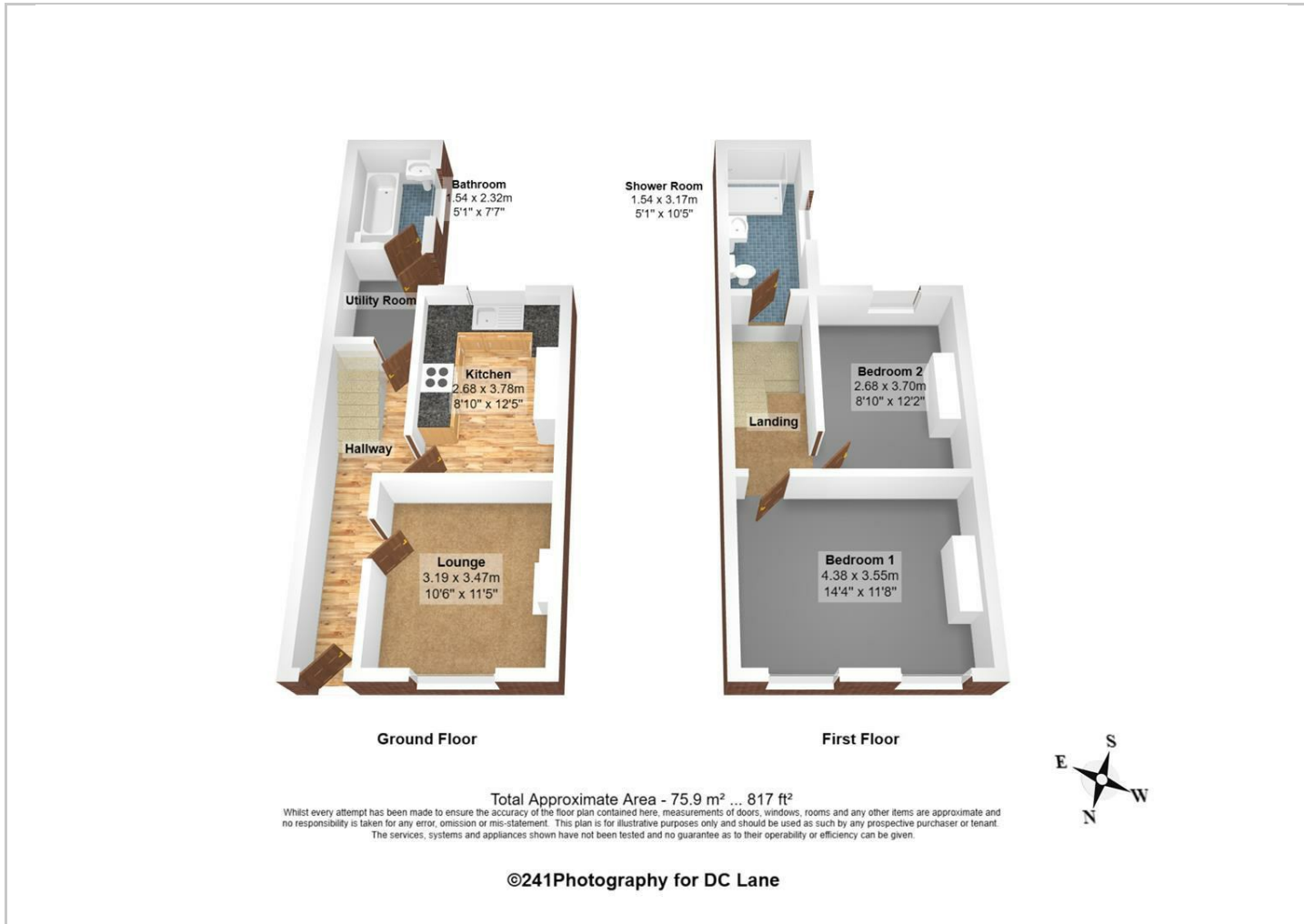
**Council Tax Band: A**

## Scan for Material Information

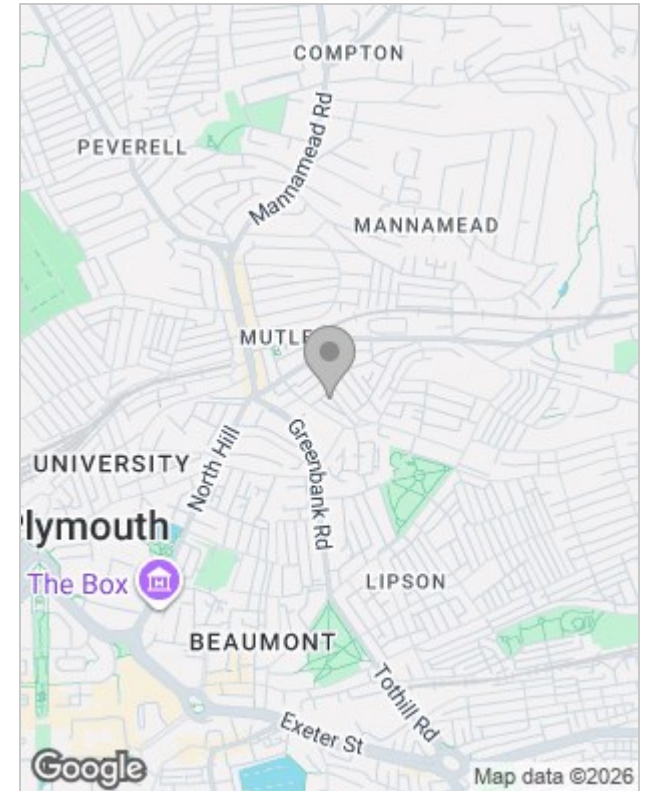




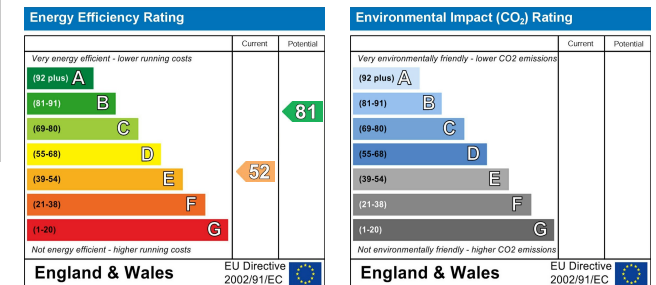
## Floor Plans



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk