

LOT  
9

7 Dunraven Drive, Derriford, Plymouth PL6 6AR

\*GUIDE PRICE £180,000+



A three bedroom link detached house, set in Derriford, Plymouth.

#### DESCRIPTION

Situated in a desirable residential location, the accommodation on offer gives great potential and versatility with open plan living/dining area, kitchen with integrated appliances, useful utility with WC off, double glazed conservatory, three bedrooms and bathroom. Externally there is a good sized enclosed garden, off street parking and integral garage. The property has suffered some water damage internally.

#### LOCATION

Plymouth lies on the South Devon coast, bordering the picturesque county of Cornwall. The city benefits from a university and the popular harbourside area known as The Barbican and the up and coming area of the Royal William Yard, both of which boast several cafes, restaurants and bars.

#### ACCOMMODATION

**Ground Floor** Entrance porch, lounge/diner, conservatory, kitchen, utility and cloakroom.  
**First Floor** Three bedrooms and bathroom.  
**Outside** Driveway parking and a garage. To the rear is a lawned garden.

#### NOTE

This property has suffered some water damage from an internal pipe.



#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

