

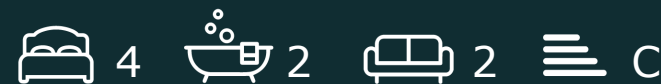


DC
LANE

SELL • LET • MANAGE

Hamilton Gardens, Plymouth, PL4 6PQ

£300,000 Freehold





Hamilton Gardens

Plymouth, PL4 6PQ

- Mid Terraced Substantial Property
- Two Reception Rooms
- Spacious Accommodation
- Bathroom & Shower Room
- No Onward Chain
- Four Bedrooms
- Prime Central Location
- Bright & Airy Throughout
- Rear Courtyard Garden
- Council Tax Band D

DC Lane are delighted to present this substantial and versatile mid terraced property, ideally positioned in a highly convenient location just moments from Mutley Plain, Plymouth Railway Station, the University and Central Park. With excellent transport links and the city centre within easy walking distance, the property offers an enviable combination of accessibility, space and convenience.

The property opens into an entrance hallway, leading to a bright front reception room featuring a bay window. A second reception room provides an ideal dining room or additional living space, while to the rear is a generous kitchen/breakfast room, fitted with modern cabinetry and offering ample space for a table and chairs and rear garden access. A shower room completes the ground floor accommodation.

Upstairs, the first floor provides four bedrooms, comprising three well proportioned double bedrooms and a further single bedroom. The bedrooms are served by a family bathroom with bath and overhead shower.

Externally, the property benefits from an enclosed rear courtyard garden with useful rear access.

Previously rented, the property benefits from its superb location, particularly its close proximity to the University, and is offered with no onward chain. An excellent opportunity to acquire a substantial and versatile property in a prime central location and a viewing is recommended.

Please note the property does not have an HMO licence.

£300,000



Ground Floor

Lounge	13'10" x 13'10" (4.22 x 4.24)
Dining Room	12'0" x 13'6" (3.67 x 4.12)
Shower Room	4'3" x 6'3" (1.31 x 1.92)
Kitchen/Breakfast Room	12'0" x 16'11" (3.67 x 5.16)

First Floor

Bedroom One	
Bedroom Two	12'4" x 13'6" (3.76 x 4.12)
Bedroom Three	12'0" x 14'3" (3.67 x 4.36)
Bedroom Four	5'8" x 10'9" (1.74 x 3.28)
Bathroom	6'2" x 8'7" (1.88 x 2.64)





Directions

From the DC Lane office Head on Mutley Plain/B3250 Turn left onto Ford Park Rd 0.2 mi Turn left onto Beechwood Ave 0.2 Turn right onto Apsley Rd 243 ft Turn right onto Hamilton Gardens and the property can be found on the left.

Council Tax Band: C

Scan for Material Information





Floor Plans



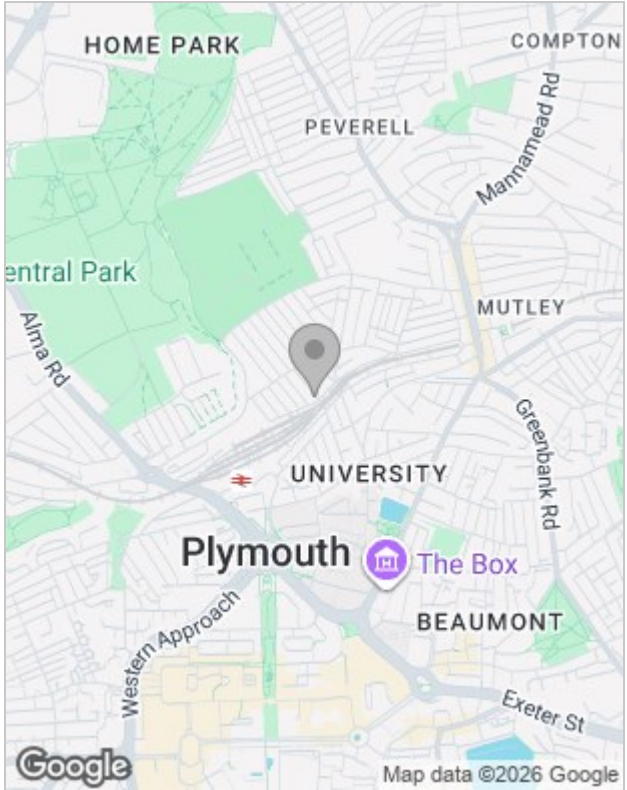
Viewing

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.

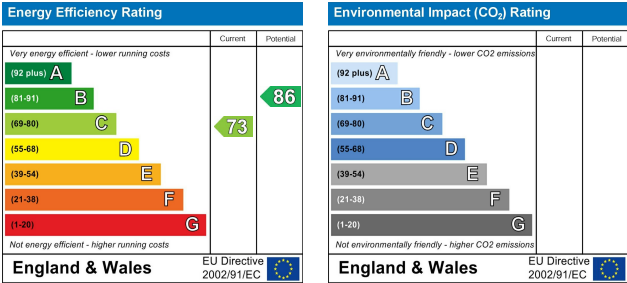
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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.

Location Map



Energy Performance Graph



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