



**DC**  
LANE

SELL • LET • MANAGE

Hotham Place, Plymouth, PL1 5NF  
£150,000 Freehold

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£150,000

# Hotham Place

## Plymouth, PL1 5NF

- Victorian Mid Terraced House
- Two Double Bedrooms
- No Onward Chain
- Gas Central Heating
- Close to Victoria Park
- In Need of Refurbishment
- Lounge & Dining Room
- Double Glazing
- Millbridge Location
- Ideal Investment

DC Lane are delighted to present a Victorian mid terraced house circa 1884 in the popular location of Millbridge with it's close proximity to Victoria Park, local amenities and within walking distance to the City Centre. 'Hotham Place' has an eclectic and colourful mix of traditional style houses and cottages and is a very sought after location. The property is in need of modernisation however some original features have been retained within this lovely home that has been within the same family for 67 years.

The approach up a few steps into the entrance vestibule which features the original floor tiling. There are two reception rooms, fully decorated living room with bay window and separate dining room. The kitchen has a range of fitted units and leads to a bathroom and w/c all needing upgrading. To the first floor there are two double bedrooms, the master spanning the length of the property.

Externally there is a low maintenance paved courtyard with pedestrian gate offering access to the rear service lane. The property also benefits from double glazing, gas central heating and no onward chain.

This period property offers huge potential, it has been in the same family for decades and has been well loved, but it is now time for another family to make it their home or make an ideal investment property.

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### Ground Floor

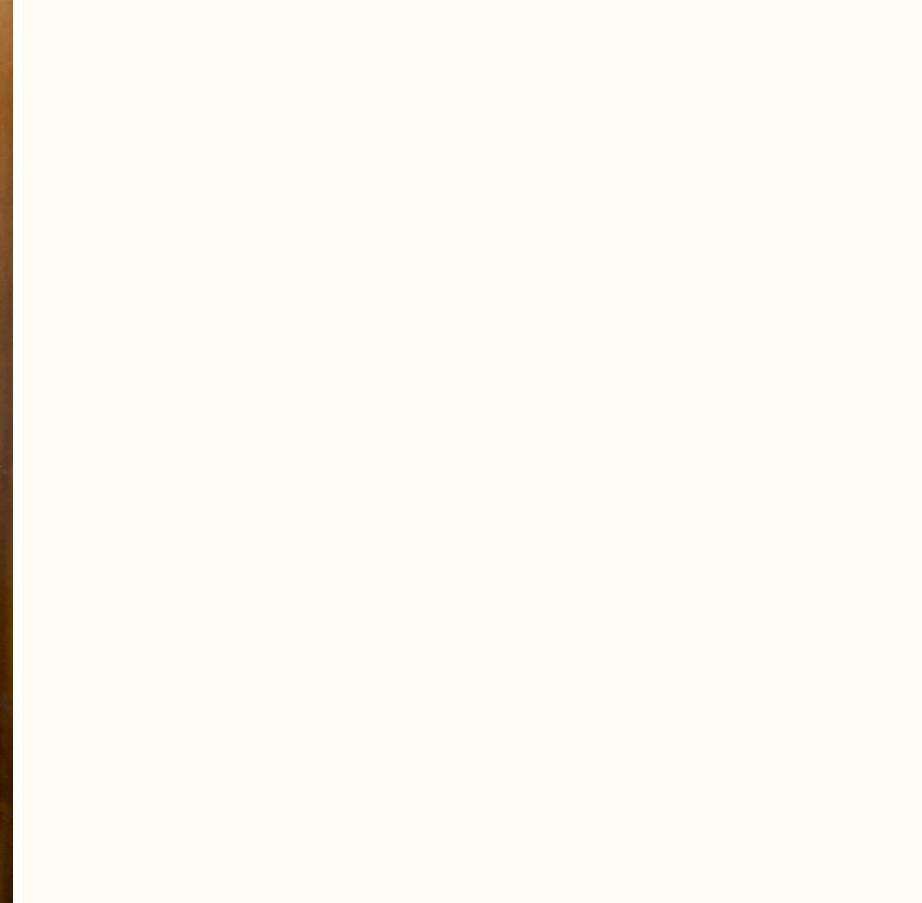
Lounge	12'10" x 10'4" (3.92 x 3.16)
Dining Room	10'3" x 10'3" (3.13 x 3.14)
Kitchen	8'8" x 10'4" (2.65 x 3.16)
Bathroom	8'8" x 7'11" (2.65 x 2.43)

### First Floor

Bedroom One	16'7" 10'4" (5.08 3.16)
Bedroom Two	10'3" x 10'3" (3.14 x 3.14)







## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue. At the roundabout, take the second exit onto Stuart Road and then the first exit onto Wilton Street. Take the 2nd turning on the left and turn right into Hotham Place, the property can be found on the right.

## Scan for Material Information



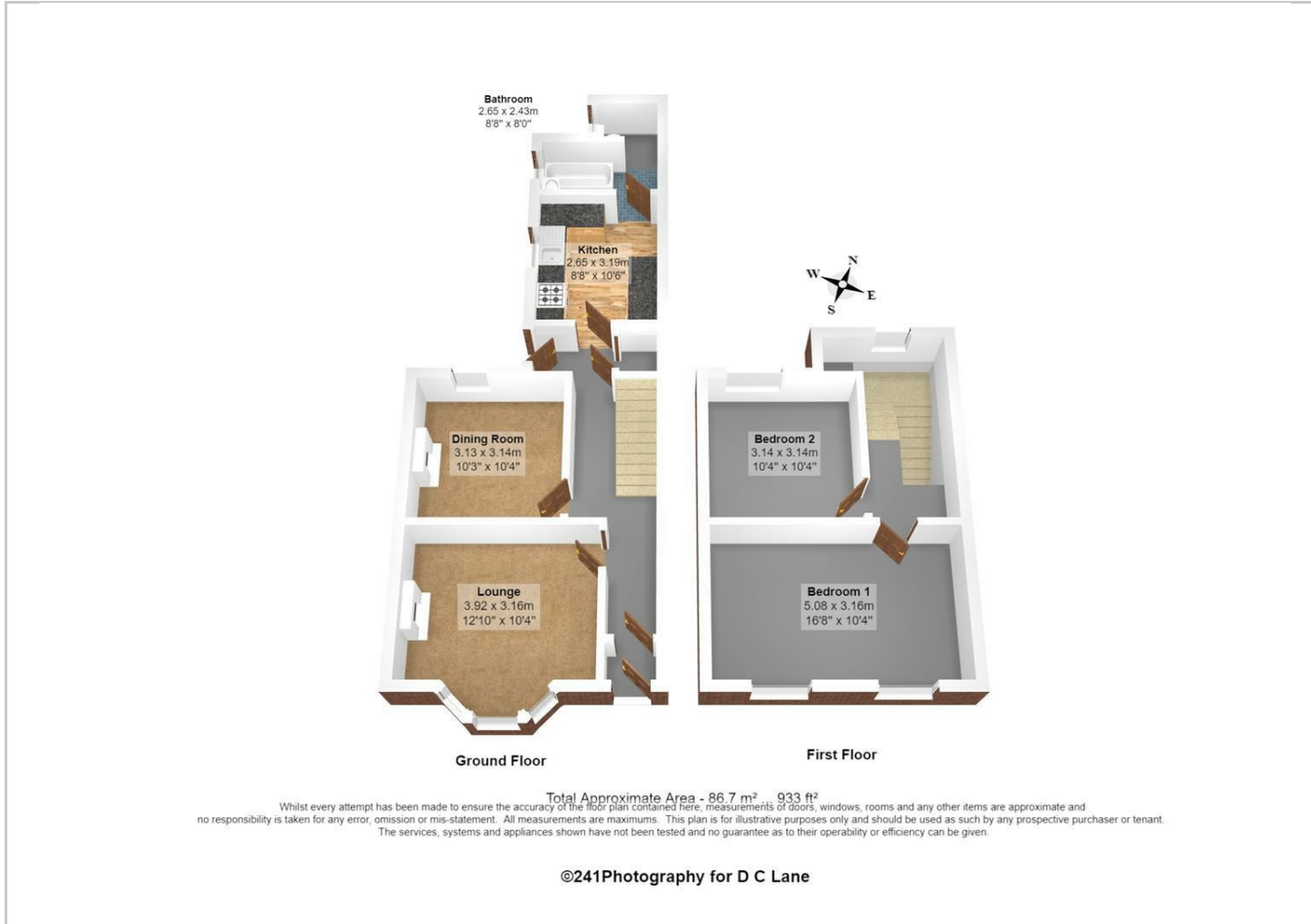
**Council Tax Band:**







## Floor Plans

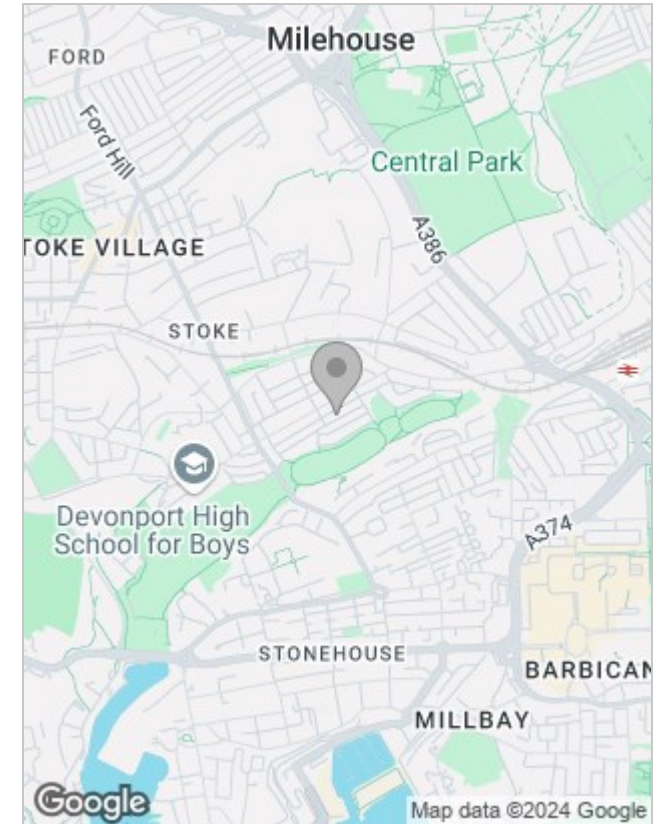


## Viewing

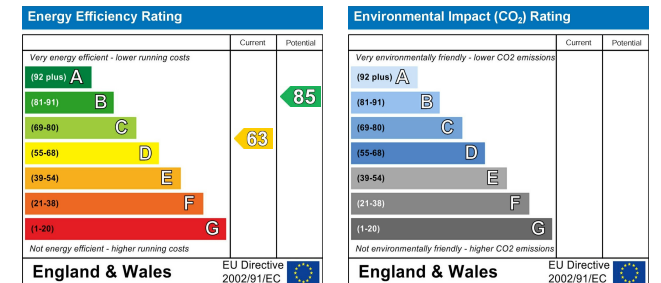
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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