



SELL • LET • MANAGE

12 Wilton Street, Plymouth, PL1 5LT

Offers in excess of £230,000





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# 12 Wilton Street

Plymouth, PL1 5LT

- Investment Opportunity
- In Need of Some Modernisation
- Double Fronted Terraced House
- Spacious Accommodation
- No Onward Chain
- Arranged as Three Self Contained Flats
- Central Location
- Off Street Parking
- Ideal Buy to Let
- Character Features

DC Lane are delighted to present a Victorian double fronted terraced house loosely arranged as three self contained units in the popular Millbridge area with it's close proximity to the city centre and local amenities. The property is in need of some modernisation however some original features have been retained within this superb investment opportunity.

The ground floor boasts two one bedroom flats each with lounge, double bedroom, shower room and fully fitted kitchen. Stairs rise to the first floor with spacious accommodation comprising of lounge, two double bedrooms, shower room and kitchen. The basement offers storage and access to the rear.

Externally each flat benefits from it's own outside low maintenance courtyard and there is further storage aswell as a roller door opening for off road parking and access to the rear service lane.

Being sold with no onward chain this fantastic period property offers huge potential and would make an ideal Buy to Let investment.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor Flat 1

Lounge	11'6" x 11'11" (3.53 x 3.65)
Kitchen	6'11" x 12'10" (2.11 x 3.93)
Bedroom	11'10" x 10'4" (3.61 x 3.17)
Shower Room	6'0" x 5'6" (1.83 x 1.68)

## Ground Floor Flat 2

Lounge	12'9" x 11'5" (3.91 x 3.48)
Kitchen	6'10" x 12'10" (2.10 x 3.93)
Bedroom	7'0" x 10'8" (2.14 x 3.27)
Shower Room	7'0" x 5'8" (2.14 x 1.75)

## First Floor Flat 3

Lounge	14'11" x 14'3" (4.57 x 4.35)
Kitchen	11'4" x 10'2" (3.46 x 3.10)





Bedroom	14'10" x 10'4" (4.54 x 3.17)
Bedroom	11'6" x 14'1" (3.51 x 4.31)
Shower Room	9'2" x 7'7" (2.80 x 2.33)
Basement Floor	
Storage	6'4" x 12'2" (1.94 x 3.73)
Basement	6'5" x 12'10" (1.96 x 3.93)

## 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 and the property can be found on the left.

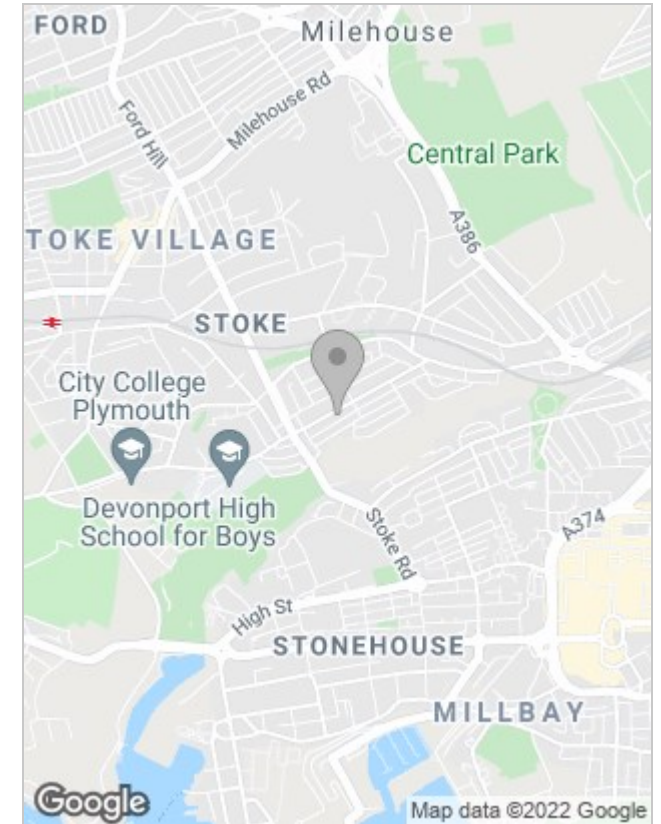




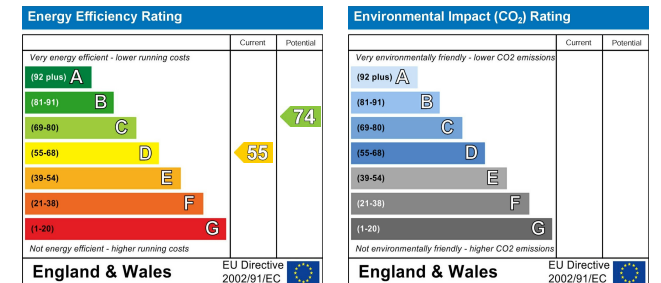
## Floor Plans



## 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.

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