

DC LANE

SELL • LET • MANAGE

Hillside Avenue, Plymouth, PL4 6PS

£280,000 Freehold

4 1 2



Hillside Avenue

Plymouth, PL4 6PS

£280,000



- Mid Terraced Period Home
- Three Reception Rooms
- Generous Proportioned Rooms
- Courtyard Garden
- No Onward Chain
- Four Bedrooms
- Period Features Throughout
- Some Upgrading Required
- Garage
- Council Tax Band C

DC Lane are delighted to present this spacious and characterful family home, enviably positioned on the fringes of Central Park and within easy walking distance of the city centre and railway station.

Having been cherished by the same family for more than 30 years, this impressive period property offers a rare combination of generous proportions, original character and tremendous potential for modernisation. Warm, welcoming and rich in period detail, the property retains many of the features that give it a distinctive sense of charm and individuality.

Upon entering, leaded glass door opens into a welcoming hallway, where stripped floorboards, original doors, architraves and a handsome staircase with newel post immediately establish the characterful tone that continues throughout much of the ground floor.

The principal reception room is an impressive and generously proportioned space, centred around an open fireplace and enhanced by a large bay window. Pocket sliding doors open through to the dining room, creating an excellent entertaining space with ample room for a substantial dining table and chairs.

A separate breakfast room,, leads through to the kitchen. While the kitchen would benefit from modernisation, there is significant scope to reconfigure and open up this area to create a superb contemporary family kitchen.

To the first floor are four bedrooms. Two well proportioned double bedrooms and two further smaller bedrooms offer excellent flexibility as children's rooms, dressing rooms or home offices. The bathroom has been converted to a practical wet room.

Externally, the property benefits from a courtyard with the added advantage of rear service lane access and a garage.

Requiring some upgrading and modernisation, the property offers an exciting opportunity to create a wonderful period family home while retaining the original features and character and is being sold with no onward chain. A viewing is highly recommended.





Ground Floor	
Living Room	12'5" x 15'1" (3.79 x 4.60)
Dining Room	10'10" x 13'9" (3.31 x 4.20)
Breakfast Room	11'4" x 6'6",298'6" (3.47 x 2,91)
Kitchen	11'4" x 6'2" (3.47 x 1.88)
WC	3'5" x 3'2" (1.06 x 0.97)
First Floor	
Bedroom One	10'6" x 15'2" (3.22 x 4.63)
Bedroom Two	10'11" x 13'8" (3.33 x 4.17)
Bedroom Three	6'0" x 11'9" (1.84 x 3.59)
Bedroom Four	6'7" x 8'11" (2.02 x 2.74)
Shower Room	4'2" x 12'11" (1.29 x 3.94)



External

Garage	9'2" x 15'5" (2.81 x 4.71)

Directions

Heading South on Mutley Plain, turn right into Ford Park Road. You will find Hillside Avenue approximately 400 meters on the left and the property can be found on the right.

Scan for Material Information

Council Tax Band: C

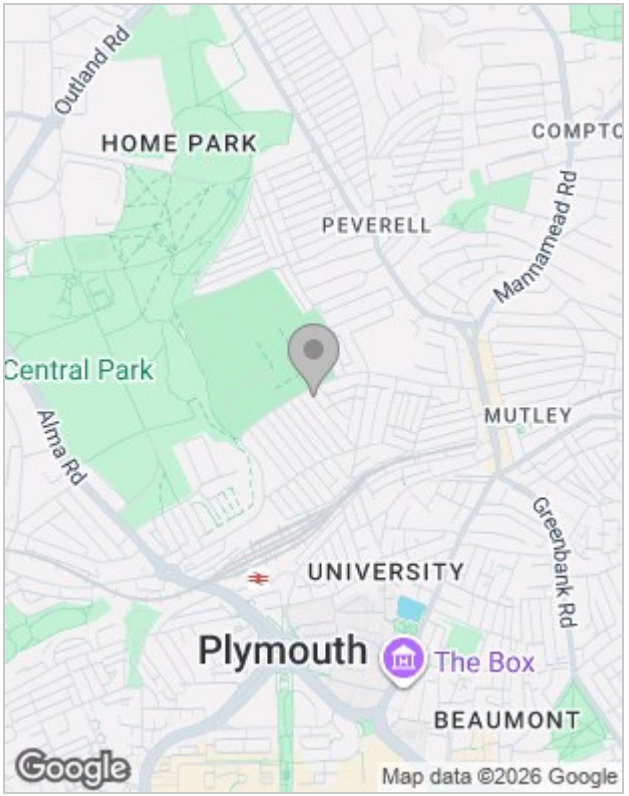




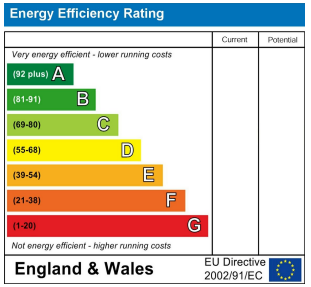
Floor Plans

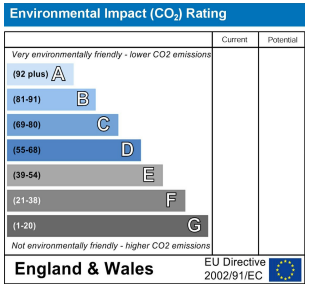


Location Map



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