

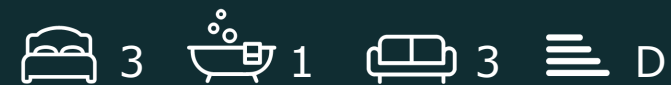


DC  
LANE

SELL • LET • MANAGE

Holdsworth Street, Plymouth, PL4 6NN

£260,000 Freehold





£260,000

# Holdsworth Street

Plymouth, PL4 6NN

- Mid Terraced House
- Three Reception Rooms
- Spacious Accommodation
- Close to Central Park
- No Onward Chain
- Three Bedrooms
- Central Location
- Well Presented
- Enclosed Courtyard Garden
- Council Tax Band B

DC Lane are delighted to present this substantial three bedroom mid terrace family home located centrally in Pennycomequick on the fringes of Central Park, within walking distance to the City Centre and with easy access to the A38 and all major routes.

Offering ideal family living and entertaining space this superb property offers generous accommodation throughout. Entry through the vestibule opens into a welcoming hallway leading to two spacious reception rooms used as a lounge and dining room. The breakfast room has space for a large table and chairs and rear garden access opening into the kitchen with an abundance of cabinets and further garden access. A cloakroom/wc completes the ground floor accommodation. To the first floor the master bedroom spans the width of the property, there is a further double bedroom and a single bedroom serviced by a shower room.

Externally the enclosed walled paved garden has gated pedestrian rear service lane access.

No onward chain completes the appeal of this lovely home and a viewing is highly recommended.



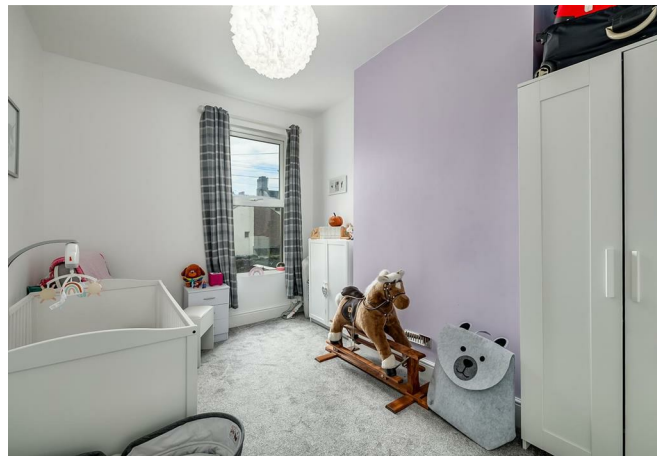
## Ground Floor

|                |                              |
|----------------|------------------------------|
| Lounge         | 11'10" x 14'2" (3.62 x 4.32) |
| Dining Room    | 9'3" x 13'5" (2.82 x 4.09)   |
| Breakfast Room | 9'4" x 14'2" (2.87 x 4.34)   |
| Kitchen        | 9'4" x 9'6" (2.87 x 2.91)    |

## Cloakroom/WC

## First Floor

|               |                             |
|---------------|-----------------------------|
| Bedroom One   | 15'7" x 14'2" (4.76 x 4.32) |
| Bedroom Two   | 9'1" x 13'5" (2.78 x 4.09)  |
| Bedroom Three | 9'4" x 10'4" (2.87 x 3.17)  |
| Shower Room   | 4'10" x 5'10" (1.48 x 1.79) |





## Directions

From our office: Head South on Mutley Plain, turn Right onto Ford Park Road. Continue onto Central Park Avenue and turn right into Holdsworth Street and the property can be found on the left.

**Council Tax Band: B**

## Scan for Material Information





Floor Plans

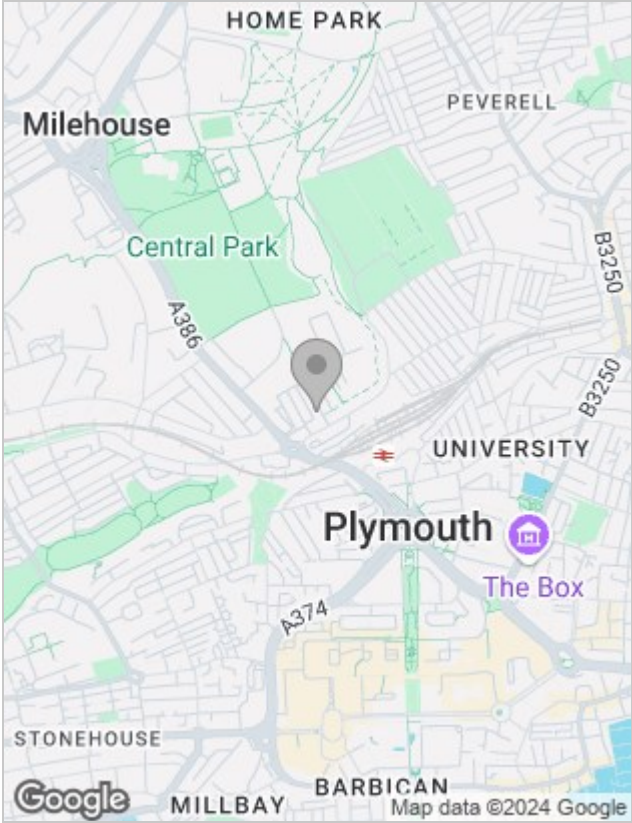


Viewing

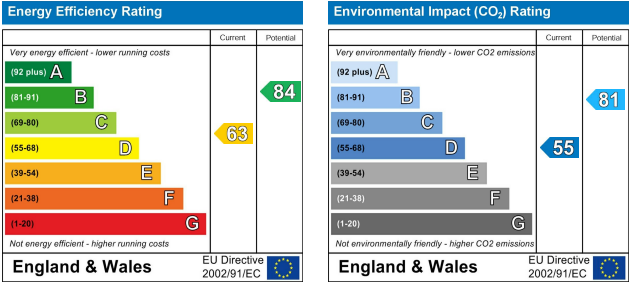
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk