



Hotham Place, Plymouth PL1 5NF

welcome to

Hotham Place, Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase this TWO BEDROOM EDWARDIAN home, with a MODERN kitchen with a WORKSHOP to the REAR COURTYARD. Located close to VICTORIA PARK is this COSY HOME ready to purchase with NO CHAIN. Call Fox & Sons to arrange your viewing!



Entrance Hall

Door to the lounge and dining room, stairs to first floor with under stair storage with steps down to the kitchen and door to the rear courtyard.

Lounge/Diner

22' 5" max x 11' 5" max (6.83m max x 3.48m max)
Double glazed window to front and rear elevation, two radiators, log burner with wooden floorboard viewing.

Kitchen

14' 1" x 8' 3" (4.29m x 2.51m)
White gloss wall and base units, worktop space with tiled splashback. Space for a fridge freezer, integrated slimline dishwasher and electric oven with gas hob and hood. Wall radiator and two double glazed windows to side elevation.

First Floor Landing

Step up to the bathroom, door to cupboard housing the boiler and further steps up to both bedrooms.

Bedroom 1

14' 11" max x 10' 9" max (4.55m max x 3.28m max)
Two double glazed windows to front elevation, two radiators and fitted storage.

Bedroom 2

10' 7" max x 9' 3" max (3.23m max x 2.82m max)
Double glazed window to rear elevation and fireplace.

Bathroom

Bath with mains shower, pedestal sink, WC, radiator and double glazed obscure window to side elevation.

Courtyard

Rear courtyard with patio slabs, door to outside WC and double glazed door to workshop. Rear access via gate.

Workshop

Double glazed window to side elevation and power with lighting.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Hotham Place, Plymouth

- Edwardian Terraced Home
- No Chain
- Modern Kitchen
- Workshop
- Close To Victoria Park

Tenure: Freehold EPC Rating: D

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107929 - 0002

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