



**DC**  
LANE

SELL • LET • MANAGE

Hamilton Gardens, Plymouth, PL4 6PQ

£340,000 Freehold

 3  2  2  D



£340,000

# Hamilton Gardens

## Plymouth, PL4 6PQ

- End Terraced House
- Arranged Over Three Storeys
- Sizeable Loft Space
- Benefit of HMO Licence renewed Oct 2023 For Five Residents
- No Onward Chain
- Central Location
- Three Double Bedrooms
- Substantial Family House
- Rear Courtyard Garden
- Council Tax Band D

DC Lane are delighted to present this substantial end terraced property, perfectly positioned just moments from Mutley Plain, the Railway Station, the University and Central Park. Boasting excellent transport links, renowned schools and being within walking distance of the vibrant city centre, this property offers an exceptionally convenient lifestyle.

The attractive red brick façade opens into a welcoming hallway with stripped doors to all rooms, leading to a bright front reception room with a bay window, a second reception room ideal for family living and a generous kitchen/breakfast room with modern cabinetry and ample space for statement furniture. A family bathroom with shower over bath completes the ground floor.

Upstairs, the first floor features a master bedroom spanning the full width of the property, along with two further double bedrooms served by a shower room. The second floor offers a versatile floored loft space with Velux windows, an ideal space for hobbies, home office or as an additional storage room.

Externally, there is a low maintenance walled rear courtyard garden with side access, offering a safe and private space for outdoor family activities.

Previously a successful HMO licensed for five occupants, this home benefits from it's superb location, a recently installed boiler and no onward chain making it an excellent opportunity as a spacious family home or investment property.

Please note new carpets have been laid.  
Residents parking scheme – currently £48.50 annual permit fee  
New Glow worm boiler March 2025 – 5 year warranty



### Ground Floor

Lounge	14'2" x 13'7" (4.33 x 4.15)
Dining Room	11'4" x 13'9" (3.47 x 4.20)
Kitchen/Diner	10'11" x 20'11" (3.34 x 6.38)
Bathroom	5'1" x 12'10" (1.56 x 3.92)

### First Floor

Bedroom One	18'3" x 13'7" (5.58 x 4.15)
Bedroom Two	11'5" x 13'9" (3.48 x 4.20)
Bedroom Three	10'11" x 13'6" (3.34 x 4.14)
Shower Room	6'11" x 6'9" (2.11 x 2.08)

### WC

### Second Floor

Loft Room	17'0" x 18'2" (5.19 x 5.55)
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## Directions

From the DC Lane office Head on Mutley Plain/B3250 Turn left onto Ford Park Rd 0.2 mi Turn left onto Beechwood Ave 0.2 Turn right onto Apsley Rd 243 ft Turn right onto Hamilton Gardens and the property can be found on the right.

## Scan for Material Information



**Council Tax Band: D**





