

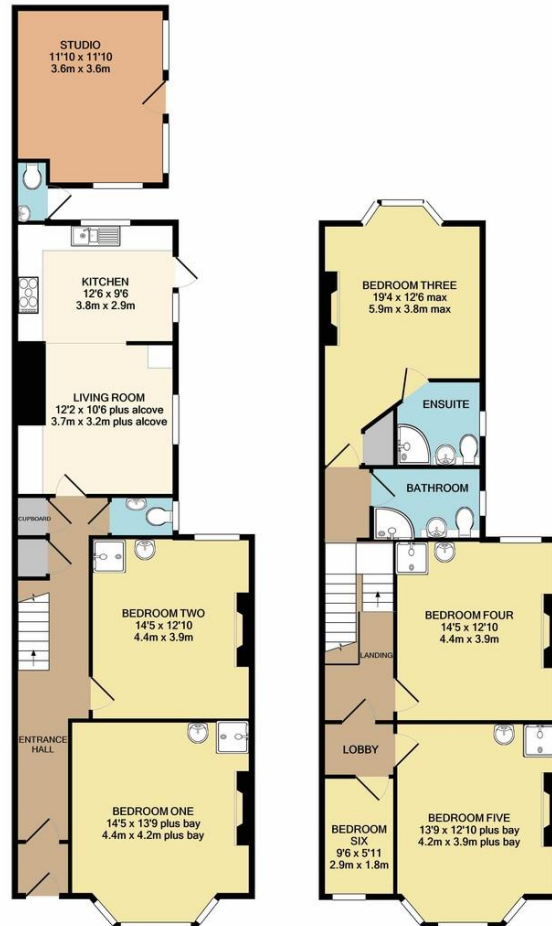


57 Mount Gould Road | Lipson | Plymouth | PL4 7PU

Guide £240,000-£250,000

A large period town house currently used as an investment property. Upon inspection you will find an entrance hall, two double bedrooms, living room and kitchen on the ground floor, whilst the first floor offers three double bedroom (one en-suite), single bedroom and family bathroom. All of the double bedrooms offers shower and wash hand basins. Outside is a courtyard garden, WC and a useful studio / office. The property benefits from Upvc double glazing and gas central heating system. The current income is £24,400 pa giving a yield of 10.2%

- Investment Property
- Five Double Rooms
- Gas Central Heating System
- Upvc Double Glazed Windows
- Fitted Kitchen
- Two Bathrooms
- Four WC



Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements