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**Freehold : Council Tax Band A
EPC Rating D**

Alexandra Road, Ford, Plymouth

BELVOIR!

£225,000



Key Features

- > Freehold Property Arranged As Two Apartments
- > Two Bedroom First and Second Floor Apartment
- > One Bedroom Basement Apartment With Garden
- > Superb Investment Opportunity

*** A RARE & EXCITING INVESTMENT OPPORTUNITY!! ***

This is a chance to buy a three-story freehold property in the heart of Plymouth currently arranged as two separate apartments with wonderful income potential!

There is a one bedroom basement apartment with large garden, spacious modern kitchen, living room with patio doors, study, utility room, entrance porch & bathroom.

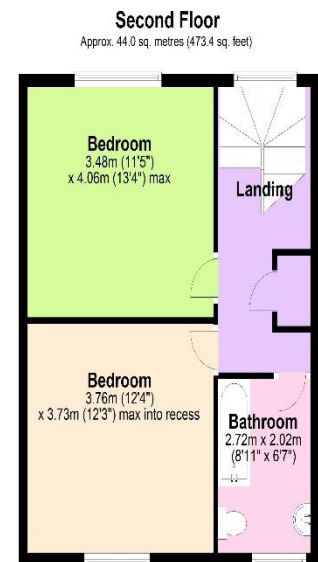
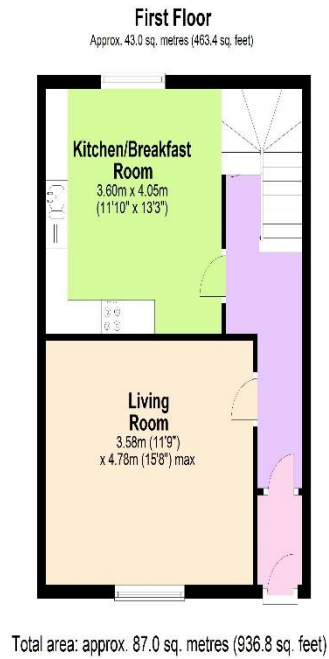
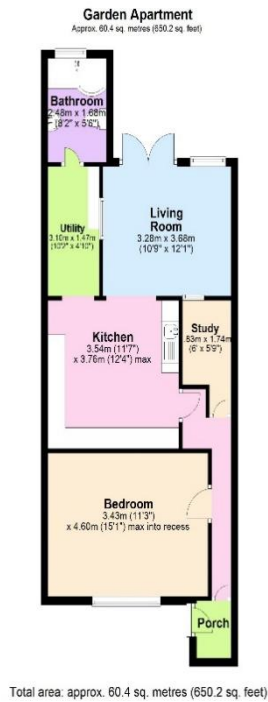
The second apartment is arranged over two floors and features: two double bedrooms, spacious living room, kitchen/diner & bathroom.



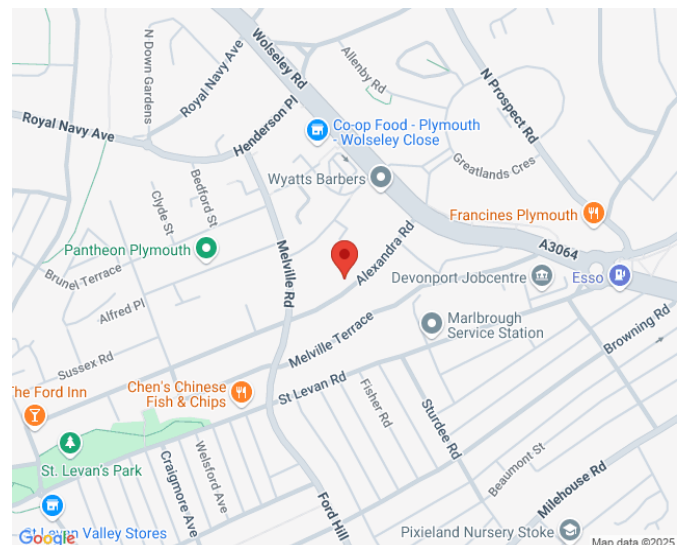
The property is situated within short walking distance to Lidl and other shops and amenities and also within close proximity to Central Park & Plymouth City Centre.

Call today to find out more about this exciting opportunity and how it could work for you and your portfolio!
NO ONWARD CHAIN.

Britain's Ocean City is the perfect base to explore the breath-taking beauty of the south west. With the rugged expanse of Dartmoor National Park to the north, the South Devon Area of Outstanding Natural Beauty to the east and Cornwall, with all its charms, just a short trip west, there's endless natural beauty to discover. Whether it's eating freshly caught seafood in one of the waterfront restaurants on the Barbican, relaxing in the sunshine with a picnic on the Hoe or taking a behind the scenes tour of Devonport Dockyard, each area of Plymouth has something special and unique to offer!



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.