



Durham Avenue, Plymouth, PL4 8SR

From £130,000

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An excellent opportunity to acquire a spacious two-bedroom first floor apartment in the popular residential area of St Judes. This well-proportioned property offers fantastic potential for both buy-to-let investors and first-time buyers alike. Currently tenanted and achieving £750 PCM, this property provides an immediate income stream.

Internally, the apartment comprises a generous lounge with bay window, a large principal bedroom with similar bay feature, a second double bedroom, modern bathroom and a separate kitchen/diner. The flat benefits from high ceilings and good natural light throughout, creating a sense of space and comfort.

There is clear scope to reconfigure the layout to create a three-bedroom property with an open plan kitchen/living space, subject to the usual consents. This would significantly increase rental income or add value for owner-occupiers.

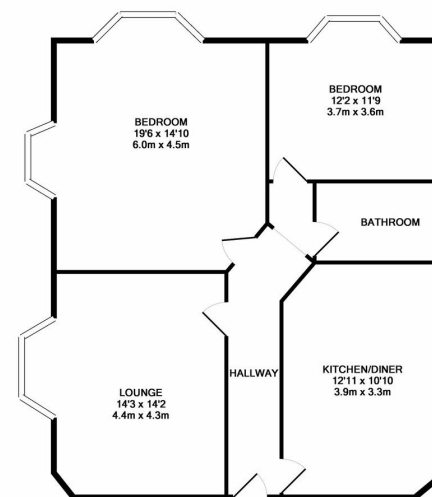
Located within easy reach of Plymouth City Centre, the university and transport links, the property is ideally situated for professionals, students or young families.

A fantastic investment with great potential — early viewing recommended.





- ***NEED TO SEE TO APPRECIATE THE SIZE***
- Large Kitchen/Diner
- Gas Central Heating
- Scope to make 3 Bedroom Flat
- Easy Access to City Centre and A38
- 2 Good Size Double Bedrooms
- Double Glazing
- Popular Location
- Views towards Plymouth Hoe
- First Floor Flat



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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40 Mannamead Road, Mutley, Plymouth, PL4 7AF

01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk