









# welcome to

# **Mount Gould Road, Lipson, Plymouth**

LARGE HMO PROPERTY OR POTENTIAL FAMILY HOME! A fantastic opportunity to acquire this generously proportioned end terrace property located in Lipson. Formerly used as a five bedroom HMO for BTL investors, and also offering great scope to redevelop as a family home with NO ONWARD CHAIN. Call to view!













#### **Bedroom One**

13' 8" x 12' 3" ( 4.17m x 3.73m ) Side facing upvc double glazed window, radiator.

### En-Suite BedroomTwo

 $14' 7" \times 12' 1" (4.45m \times 3.68m)$  Front facing upvc double glazed window, radiator.

#### Kitchen

10' 4" x 8' 5" ( 3.15m x 2.57m )

Rear facing upvc double glazed window, side facing upvc double glazed door, fitted kitchen, matching wall and base units, work surface, tiling, electric hob with oven below and cooker hood above, space and plumbing for a washing machine or dishwasher, gas central heating boiler.

# **Dining Room**

14' 1" x 3' 8" ( 4.29m x 1.12m ) Side facing upvc double glazed window, radiator.

#### **Bedroom Three**

15' 4" x 12' 7" ( 4.67m x 3.84m ) Front facing upvc double glazed window, radiator.

### **Bedroom Four**

13' 7" x 12' 6" ( 4.14m x 3.81m ) Side facing upvc double glazed window, radiator, built in storage cupboard.

### **Bedroom Five**

11' 9" x 10' 2" ( 3.58m x 3.10m )

Rear facing upvc double glazed window, radiator, wash hand basin, built in storage cupboard, feature fireplace.

### **Bedroom Six**

9' 5" x 8' 8" ( 2.87m x 2.64m ) Front facing upvc double glazed window, radiator.

# **Bedroom Seven**

9' 6" x 9' 4" ( 2.90m x 2.84m )

Side facing upvc double glazed window, radiator.

#### **Bathroom**

Side facing upvc double glazed window, bath with shower over, low level wc, wash hand basin, tiling, radiator.

# **Separate Wc**

Side facing upvc double glazed window, low level WC.



Total floor area 171.3 m2 (1,843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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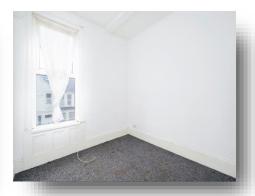
- Large end terrace period property in Lipson
- Formerly used as a five bedroom licensed HMO
- Perfect project as a first time buy or family home
- NO ONWARD CHAIN
- Highly sought after central location in Plymouth

Tenure: Freehold EPC Rating: D

# £225,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MUP107693



Property Ref: MUP107693 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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