

# clever



## 11 Derry Avenue

, Plymouth, PL4 6BH

**Asking price £240,000**



EXCELLENT INVESTMENT OPPORTUNITY - POSITIONED IN ONE OF PLYMOUTH'S MOST SORT AFTER AREA'S IS THIS PERIOD PROPERTY CURRENTLY LET PRODUCING £28,000 GROSS INCOME.

Derry Avenue has long been recognised as one of the best locations to invest. The property is located within a stone throw of the University and equally as close to Plymouth's mainline station. The accommodation comprises five well proportioned Letting Rooms (all occupied) comfortable communal Living area, fitted Kitchen and two modern bathrooms. Additionally the property benefits from an enclosed rear Courtyard, gas fired central heating and double glazing. EPC Rating C.



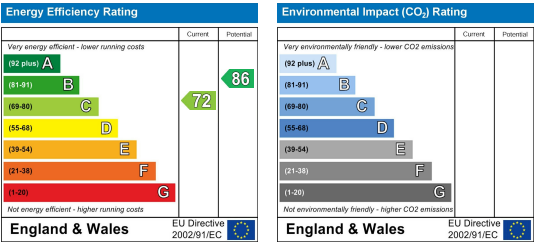
Area Map



Floor Plans



Energy Efficiency Graph



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