

# clever



## 35 Greenbank Avenue

, Plymouth, PL4 8PS

**Asking price £270,000**



Situated in a desirable central location, this property is not only convenient but also offers easy access to all amenities. Its status as a spacious HMO property presents a fantastic opportunity for those looking to invest in a property that generates a gross income of £27,250. Currently let for the next academic year, this house promises a steady income stream for the discerning investor.

With 1 reception room and 2 bathrooms, this house offers ample space for both relaxation and privacy. The 1,808 sq ft layout provides a generous living area, ideal for hosting gatherings or simply unwinding after a long day.

Don't miss out on this excellent investment opportunity - Greenbank Avenue is a property that combines comfort, character, and financial potential in one desirable package. EPC D.



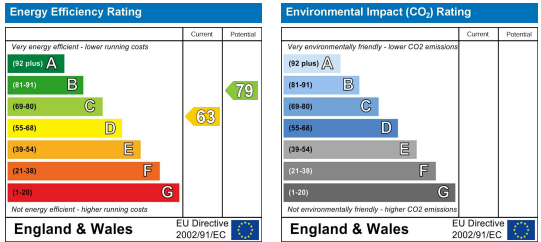
### Area Map



### Floor Plans



### Energy Efficiency Graph



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