

# clever



## 11 & 12 Addison Road

, Plymouth, PL4 8LL

**Offers over £750,000**



\*\*\*\*11 & 12 ADDISON ROAD OFFERS A SUBSTANTIAL INVESTMENT OPPORTUNITY HAVING 16 LETTING ROOMS AND AN ADDITIONAL 2 BEDROOM SELF CONTAINED APARTMENT\*\*\*\*

Welcome to this remarkable property on Addison Road, Plymouth! This mid-terrace house boasts an impressive 16 bedrooms, making it a substantial HMO property with a separate 2-bedroom apartment - perfect for those looking for an excellent investment opportunity. Situated in a sought-after central location, this older property offers three reception rooms and five bathrooms, providing ample space for various purposes. With parking available for up to 4 vehicles, convenience is at the forefront of this property. Located within walking distance to Plymouth University, this property is not only ideal for investors but also for those looking to accommodate students or multiple tenants. The charm of this house combined with its potential for a high rental yield makes it a rare find in the bustling city of Plymouth. Don't miss out on the chance to own a piece of real estate that promises both space and versatility. Whether you are looking to expand your property portfolio or seeking a property with great rental potential, this house on Addison Road is a gem waiting to be discovered.



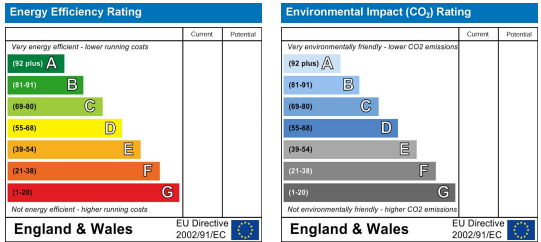
### Area Map



### Floor Plans



### Energy Efficiency Graph



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