

# clever



## 2 Wellington Street

, Plymouth, PL4 8NB

**Offers in excess of £200,000**



Welcome to this charming terraced house on Wellington Street, Plymouth! This property, built in 1880, boasts a perfect blend of historical charm and modern convenience.

Situated within walking distance of Plymouth University, this house is an excellent investment opportunity. Currently let for the 24/25 academic year, it generates a gross income of £22,000, making it a lucrative option for those looking to expand their property portfolio.

As you step inside, you'll be greeted by a newly installed kitchen featuring integrated appliances, making meal preparation a breeze. The property offers ample space with four double letting rooms spread over three floors, providing privacy and comfort for each resident.

With 1 reception room and 1 bathroom, this property offers a cosy and inviting atmosphere for both residents and guests. The 1,206 sq ft of living space provides plenty of room for relaxation and entertainment.

Don't miss out on the chance to own this fantastic property in a prime location. Whether you're looking for a smart investment or a comfortable home, this terraced house on Wellington Street has it all. Book a viewing today and envision the possibilities that await you in this delightful abode. EPC BAND C.



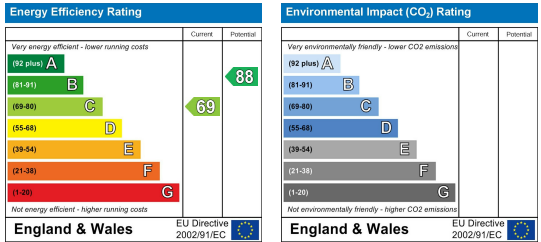
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.