

# clever



## 35 Greenbank Avenue

, Plymouth, PL4 8PS

**Guide price £260,000**

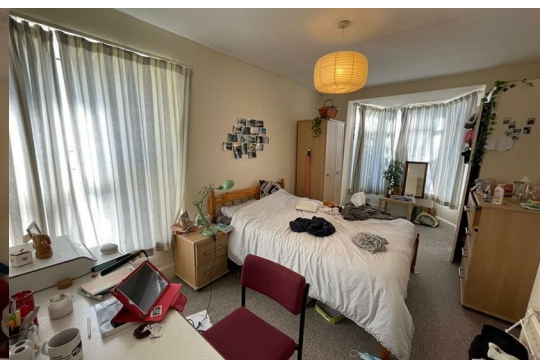


\*\*\*GUIDE PRICE £260,000 TO £270,000\*\*\*

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.



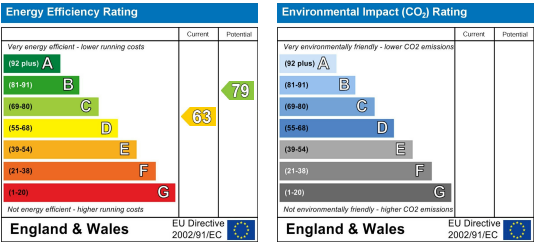
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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