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44 Derry Avenue

Central, Plymouth, PL4 6BH

Offers over £270,000

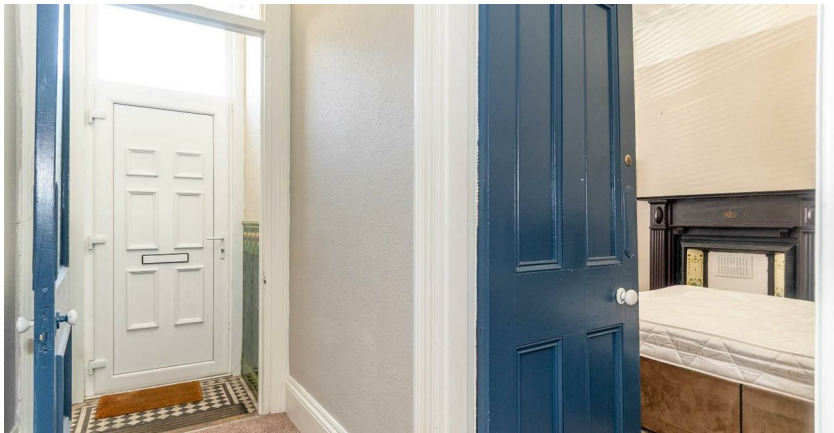


Situated on Derry Avenue in the vibrant city of Plymouth & close to the university campus, this substantial mid-terrace property presents an excellent opportunity for investors. Boasting four generously sized bedrooms, this home is ideal for those seeking ample living space. The property features a well-appointed reception room, perfect for the communal area.

With two bathrooms, the student property offers convenience and comfort, catering to the needs of a busy household. Its prime location makes it particularly appealing to students, ensuring a steady rental income, as it is fully let for the academic year 2025/2026. This aspect not only highlights the property's investment potential but also underscores its desirability within the local rental market.

The charm of this period property is evident, with its classic features and spacious layout, making it a delightful place to call home. Whether you are looking to invest or seeking a family residence in a thriving area, this property on Derry Avenue is a remarkable find. Don't miss the chance to explore the possibilities that await in this well-located and income-generating home.





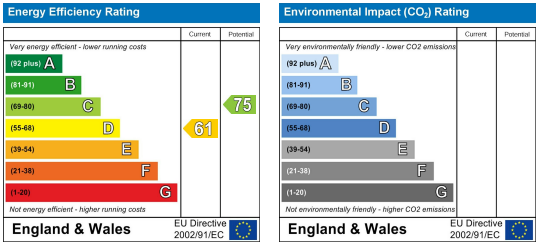
Area Map



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.

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