

# clever



## 44 Clarence Place

Morice Town, Plymouth, PL2 1SF

**Offers over £250,000**

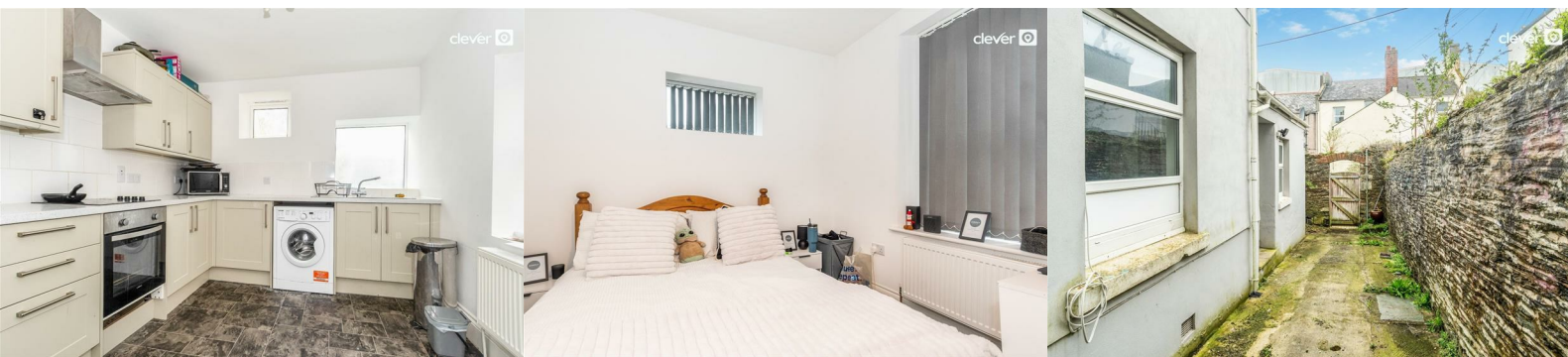


Nestled in the charming area of Morice Town, Plymouth, this delightful terraced house on Clarence Place offers an exceptional opportunity for both families and investors alike. With a generous living space of 1,346 square feet, this property boasts five well-appointed bedrooms and five bathrooms, ensuring ample room for comfort and convenience.

Built in 1900, the house retains a sense of character while being presented in good condition, making it an inviting choice for those seeking a home with both modern appeal and historical charm. The spacious layout provides a perfect environment for family living, with a welcoming reception room that serves as a central hub for relaxation and social gatherings.

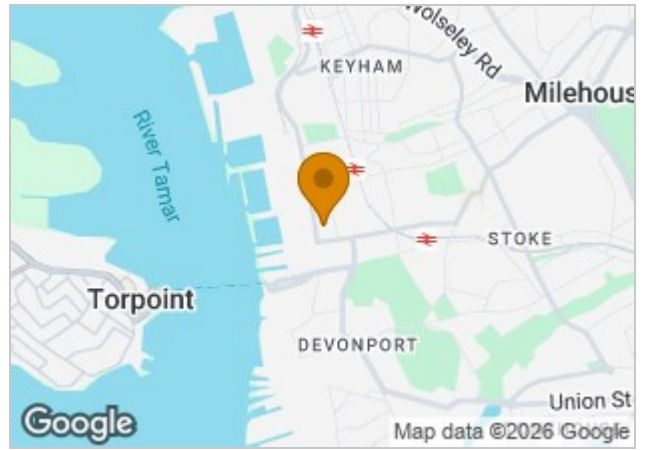
The location is particularly advantageous, situated in a popular area that is well-connected to local amenities, schools, and parks, making it ideal for families. The property's versatility also makes it an attractive investment opportunity, with the potential for rental income given the number of bedrooms and bathrooms available.

In summary, this property on Clarence Place is a rare find, combining space, comfort, and a prime location. Whether you are looking to settle down with your family or seeking a promising investment, this house is well worth considering.





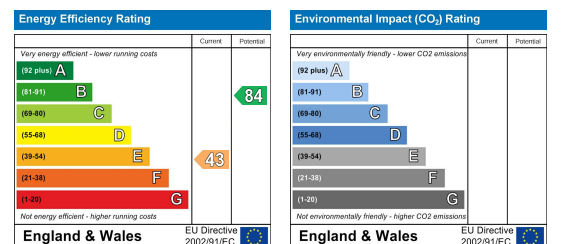
## Area Map



## 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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