



**Langham Place  
Plymouth, PL4 9QH**

**Guide Price £230,000**

**Gao**  
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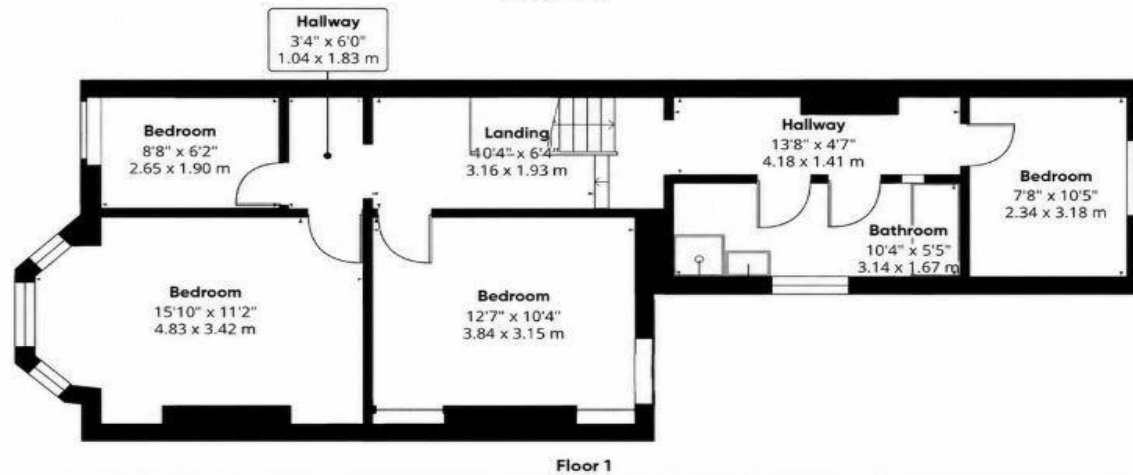
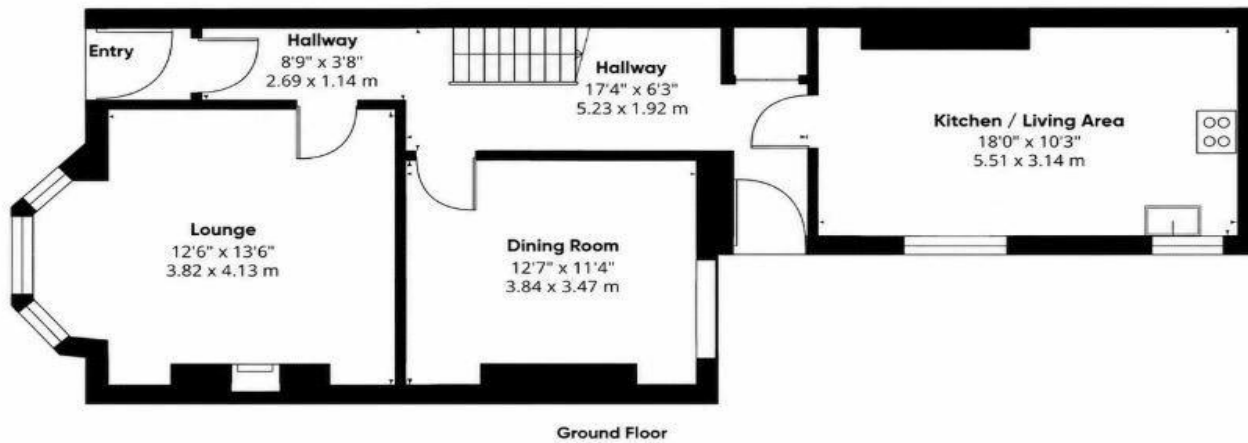


## MAIN FEATURES:

- Well Presented Spacious Mid Terrace House
- Original Features Throughout
- Modern Fitted Kitchen/Breakfast Room
- Lounge with Feature Bay Window & Separate Dining Room
- Four Bedrooms
- Family Bathroom Comprising a Four Piece Suite
- Low Maintenance Front & Rear Gardens

Situated in the sought-after residential area of Lipson, this well-presented and spacious mid-terrace home on Langham Place, offers an excellent investment opportunity with a tenant in situ, making it ideal for landlords only. Bursting with character, the property retains a wealth of original features throughout, combining period charm with practical modern living. The accommodation comprises a bright and welcoming lounge with a feature bay window, a separate dining room perfect for entertaining, and a modern fitted kitchen/breakfast room offering ample storage and workspace. Upstairs, the property boasts four generously sized bedrooms and a family bathroom complete with a stylish four-piece suite. Externally, there are low-maintenance front garden and an attractive enclosed rear garden.

Langham Place is conveniently located close to Plymouth city centre, the University of Plymouth, and excellent transport links, making it highly appealing to tenants and homeowners alike. The area benefits from a range of local amenities, including shops, cafes, schools, and nearby parks, while the historic Barbican and waterfront are just a short distance away. This is a fantastic opportunity to acquire a substantial property in a consistently popular rental location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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