



**Connells**

Clifton Street  
Plymouth



## Property Description

We are excited to introduce this excellent investment opportunity to the market. This property has been converted to a multi-unit consisting of 2 one bedroom flats and 1 two/three bedroom flat, situated in a prime central location.

Located in the heart of Plymouth, close to a host of local amenities such as an array of shops and restaurants, whilst being a stone's throw away from the city centre, Plymouth University, the Barbican and the Hoe, and within easy access to main transport links.

On the ground floor you will find two one bedroom flats with the first flat comprising an open-plan lounge/kitchen, followed by a good-sized double bedroom with en-suite. The second flat comprises, kitchen, lounge, separate utility, a double bedroom and en-suite.

Completing this versatile property, on the first floor you will find a two/three bedroom flat comprising two good-sized double bedrooms, a further single bedroom, kitchen/diner, bathroom and lounge with access to a private roof terrace.

This property is being sold as a freehold and is the perfect investment opportunity.

CONTACT AGENT FOR FURTHER DETAILS.

## Ground Floor

### Flat 1

#### Open-Plan Lounge/Kitchen

14' 5" maximum x 13' maximum ( 4.39m maximum x 3.96m maximum )

#### Bedroom One

12' 9" maximum x 11' 8" maximum ( 3.89m maximum x 3.56m maximum )

#### En-Suite

### Flat 2

#### Kitchen

5' x 5' 5" ( 1.52m x 1.65m )

#### Lounge

18' 2" maximum x 9' 5" maximum ( 5.54m maximum x 2.87m maximum )

#### Utility

13' 1" x 4' 2" ( 3.99m x 1.27m )

#### Bedroom One

10' 10" maximum x 9' 6" maximum ( 3.30m maximum x 2.90m maximum )

#### En-Suite

## First Floor

### Flat 3

#### Lounge

9' 9" maximum x 9' 6" maximum ( 2.97m maximum x 2.90m maximum )

### **Kitchen/Diner**

14' 7" maximum x 10' 11" maximum ( 4.45m maximum x 3.33m maximum )

### **Bathroom**

### **Bedroom One**

13' 4" maximum x 11' 7" maximum ( 4.06m maximum x 3.53m maximum )

### **Bedroom Two**

13' 2" maximum x 10' 11" maximum ( 4.01m maximum x 3.33m maximum )

### **Bedroom Three**

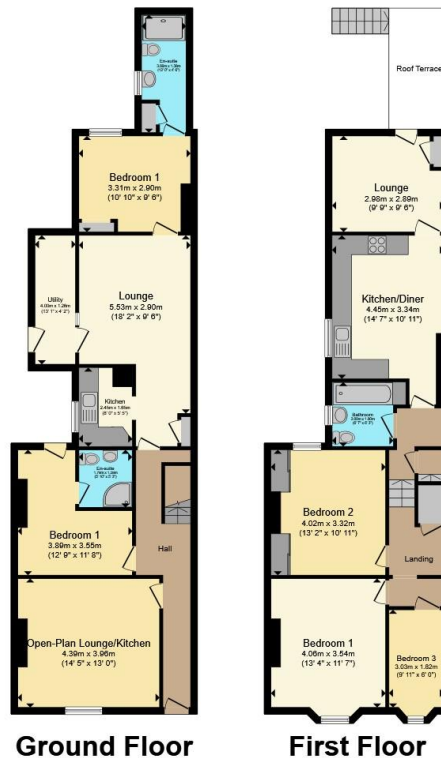
9' 11" maximum x 6' maximum ( 3.02m maximum x 1.83m maximum )

### **Roof Terrace**









Total floor area 164.0 m<sup>2</sup> (1,766 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313444](http://connells.co.uk/Property/PLH313444)**



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