



Clarence Place, Plymouth

£130,000



Key Features

- Investment opportunity
- Renovation property
- Courtyard Garden
- Freehold
- No Chain
- Four Bedroom
- EPC rating D



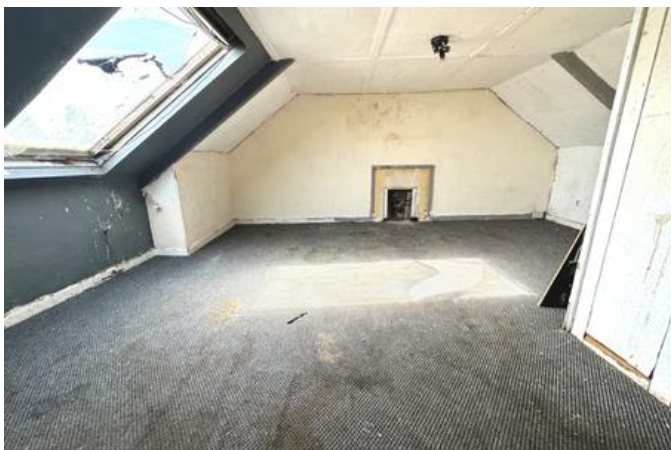


FANTASTIC INVESTMENT OPPORTUNITY!!!

A fantastic opportunity to purchase a large 4-bedroom terraced property with a great deal of potential in need of some TLC. This property would be a brilliant renovation project.

Located in the residential and popular area of Devonport, within walking distance of local amenities such as shops, restaurants, bus routes and the Torpoint Ferry.

The property benefits from a driveway easily fitting two cars.



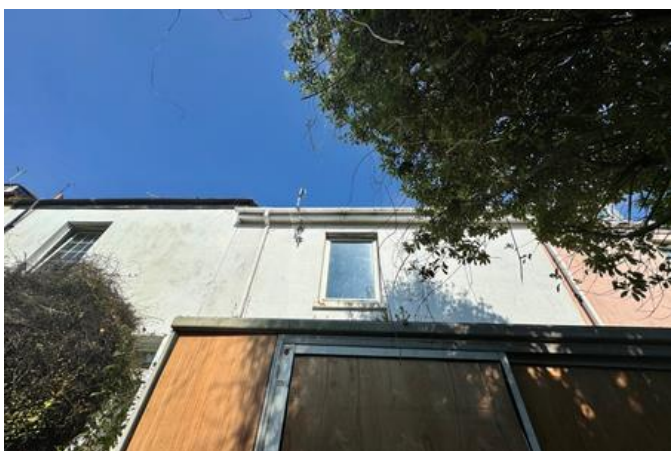
Entering through the conservatory which leads into the hall way, to the left is a very spacious reception room. Lots of light enters this room and has access to the conservatory. There is potential to renovate the fireplace. The second reception is also a great size, benefitting from a fireplace and allows access into the courtyard garden and outhouse.

The garden can be accessed from the back of the property through the gate leading onto the back alleyway. The garden is a suntrap and would benefit from some TLC.

Downstairs there is also the kitchen which provides plenty of room for countertop space along with a large room letting in light. Integrated oven and induction hob neutrally decorated throughout. White tiled flooring.

Following out of the kitchen then leads to the downstairs shower room and separate w/c.

Going upstairs, there are three large carpeted double bedrooms, neutrally decorated with high ceilings. Entering the master bedroom, it boasts opportunity for characteristic for fireplace to be the focal point of the room, alcoves either side which



provide potential for storage solutions. Large window letting in ample light.

The second bedroom has built in shelves large window allowing views out into the court yard. The third bedroom would make a great guest room or potential office space.

Heading up more stairs you will find the attic room, which is considerably spacious which large roof window. Potential for renovating the fireplace. Could be used as a fourth bedroom or a cosy second living room.

Gas central heating.

EPC D. Freehold.

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		