



# A HOME AFTER HOME<sup>LTD</sup>

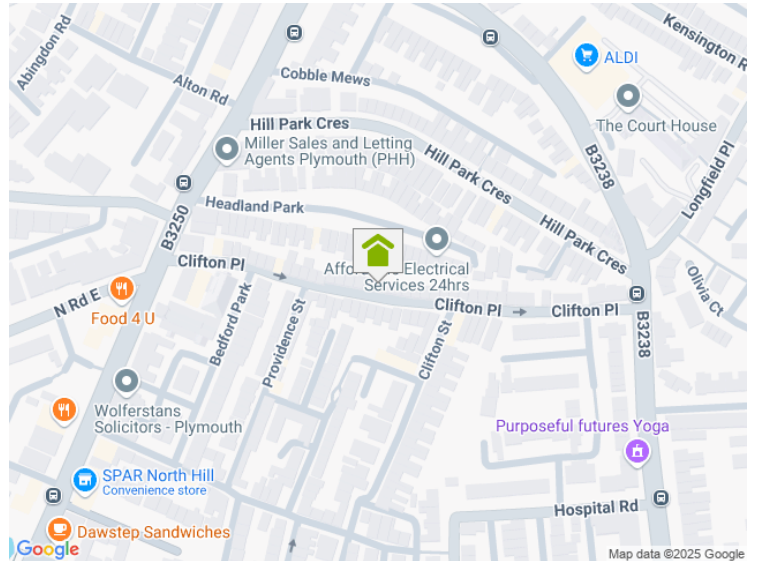
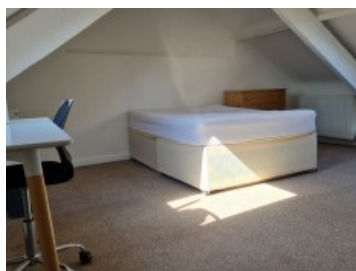
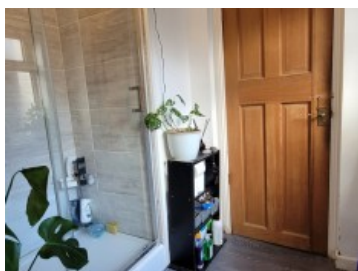
## SALES & LETTING

Clifton Place , PL4 8HX

5 Bedroom Terraced

**£300,000.00**

Offers in excess of



### Investment opportunity

4 storey terraced property, currently arranged as a 1 bedroom flat on the ground floor and a 4 bedroom Maisonette on the top floor rented out as a HMO to working professionals. Both flats are fully let with a gross income of £26,583 for the top floor all inclusive and £7800 for the ground floor exclusive, totaling £34,383 offering a 11% yield

The ground floor flat is laid out as follows;

Living room at the front, double bedroom in the middle and kitchen at the rear, leading to the Bathroom and WC.

Upstairs is arranged over three floors with, bedroom 1 and the open plan kitchen/living room on the first floor; bedrooms 2 and 3, and the shower room on the second floor; and bedroom 4 situated on the fourth floor. There is also WC on the mezzanine landing leading to the first floor.

[www.plymouthlettingandestateagents.co.uk](http://www.plymouthlettingandestateagents.co.uk)

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