

# Lot No.: 1

## 263 NORTH ROAD WEST

### CENTRAL PLYMOUTH, DEVON, PL1 5DH



- Freehold with vacant possession.
- A spacious four bedroomed house in need of renovation but enjoying the benefit of principal rooms of generous proportions and well suited for refurbishment as a substantial family dwelling for owner occupation or for letting purposes.
- Enjoying the benefit of a prominent position in a prime central letting district within walking distance of the City Centre and the main campus of the University

### Property Details

#### Location

North Road West links the East Stonehouse district around The Millfields to Plymouth's Railway Station and one of the principal thoroughfares into the City Centre from the North Cross roundabout which is also the area of the main campus of the University.

#### Description

A substantial family dwelling which is in need of repair and modernisation but which readily lends itself for refurbishment for owner occupation or for letting purposes as a "buy to let" investment capable of generating a good rental income when let.

### Accommodation

#### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Breakfast Room and Kitchen.

#### First Floor

Half Landing, Bathroom with bath, wash hand basin, bidet and W.C. , No.3 Bedroom, No. 4 Bedroom, Landing, No.1 Bedroom and No.2 Bedroom.

#### Outside

Front garden and enclosed rear garden

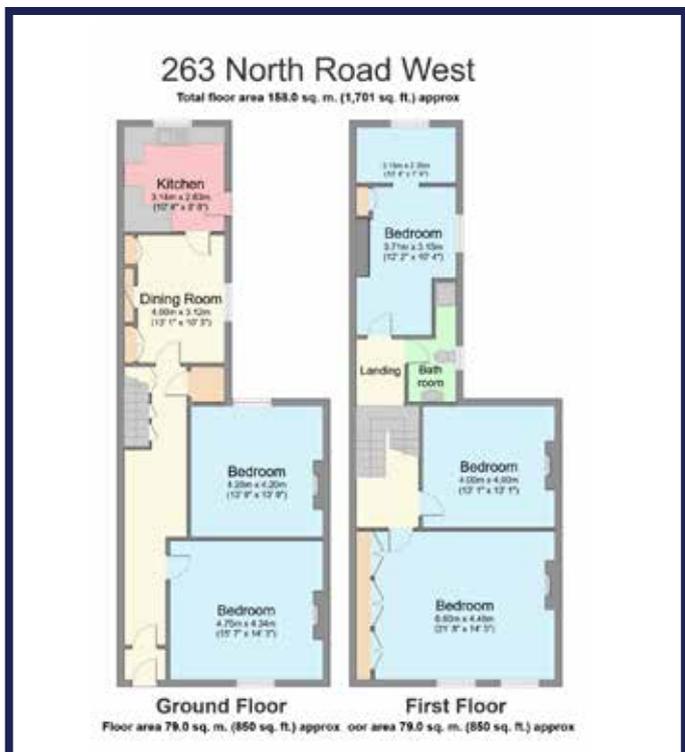
#### Outbuildings

Store.

#### Tenure

Freehold with vacant possession

**EPC Rating:** G 1



Guide Price £80,000 - £90,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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