

Lot No.: 2

7, WATERLOO STREET

NORTH HILL, PLYMOUTH, DEVON, PL4 8LY



- Freehold with vacant possession
- A mid terrace house arranged as two self contained flats but now in need of refurbishment
- Centrally located in a prime letting district within easy walking distance of the City Centre and the Main Campus of the University
- Well suited for upgrading to provide an attractive "buy to let" opportunity capable of generating a high rental income when fully let

Property Details

Location

Waterloo Street is located between Armada Street and Deptford Place on the eastern side of North Hill in close proximity to the main campus of the University and the City Centre.

Description

A substantial mid terrace house arranged as a self contained one bedroomed ground floor flat and a self contained two bedroomed first floor flat in a prime letting district especially popular with students. The flats enjoy the benefit of gas fired central heating and double glazing.

EPC Rating: G.F. Flat D63
F.F. Flat D63

Tenure

Freehold with vacant possession

Accommodation

Ground Floor

Communal Entrance Hall

A self contained GROUND FLOOR FLAT comprising:

Sitting Room, inner Hall, Bedroom, Kitchen and Shower Room with shower, wash hand basin and W.C.

First Floor

A self contained FIRST FLOOR FLAT comprising: Landing, Sitting Room, No.1 Bedroom, No.2 Bedroom, half Landing, Kitchen, Shower Room with shower, wash hand basin and W.C. , upper Landing affording access to flat roof at rear of the building and Store Room formed in the sub-roof void.

Outside

Enclosed rear courtyard.

Guide Price Circa £105,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

Nash & Co. Beaumont House, Beaumont Park, Plymouth PL4 9BD

Tel: 01752 664444 Fax: 01752 667112

DX8250 Plymouth Reference: Julia Ludlow

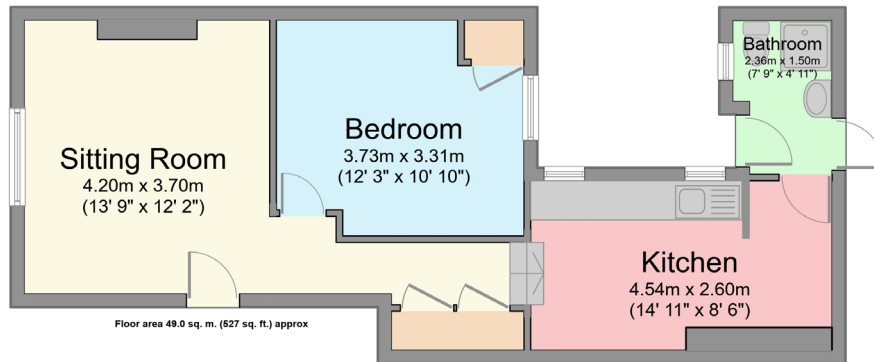
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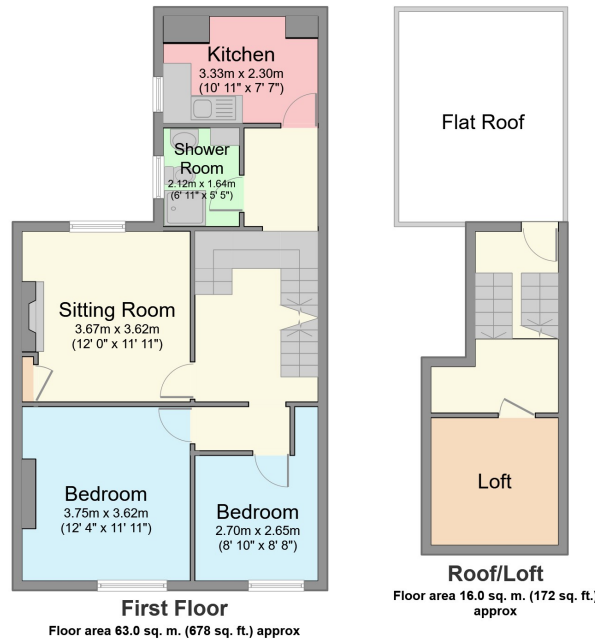
Ground Floor Flat, 7 Waterloo Street

Total floor area 49.0 sq. m. (527 sq. ft.) approx



First Floor Flat, 7 Waterloo Street

Total floor area 79.0 sq. m. (850 sq. ft.) approx



Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

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