

# clever



## 70 Lisson Grove

, Plymouth, PL4 7DN

**Offers in excess of £220,000**



FULLY LET 25/26 - Nestled in the vibrant area of Lisson Grove, Plymouth, this impressive four-bedroom three storey property presents an exceptional opportunity for investors. Spanning three storeys, this property boasts a spacious communal room that serves as a welcoming hub for relaxation and social gatherings.

With four very well-proportioned bedrooms, this property is ideal for accommodating student accommodation, as it is currently fully let. The two bathrooms provide ample facilities, ensuring convenience for all residents.

The central location of this property enhances its appeal, offering easy access to local amenities, transport links, and the lively atmosphere of Plymouth. This makes it not only a practical choice for everyday living but also an excellent investment opportunity in a thriving area.

Whether you are looking to expand your property portfolio or first time landlord this property in Lisson Grove is a remarkable find that should not be overlooked.







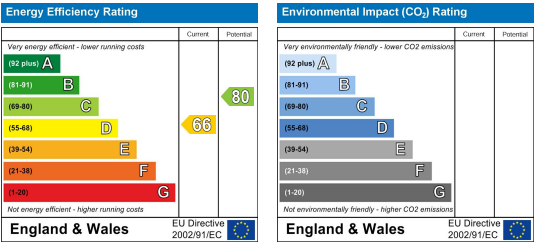
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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