

# clever



## 7 Addison Road

North Hill, Plymouth, PL4 8LL

**Offers in the region of £425,000**

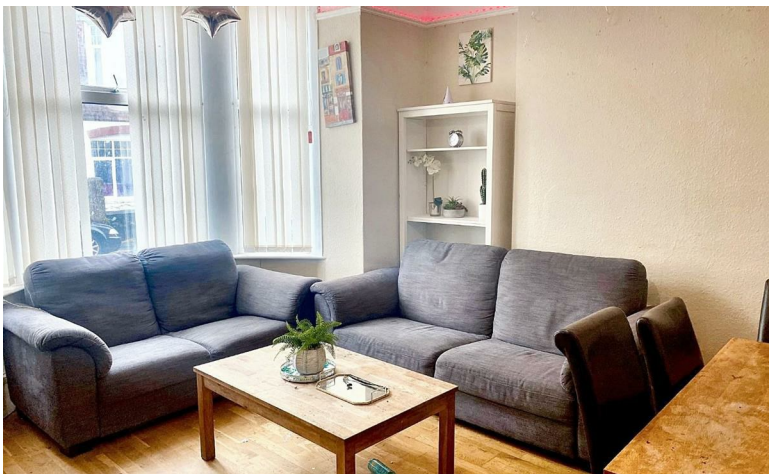
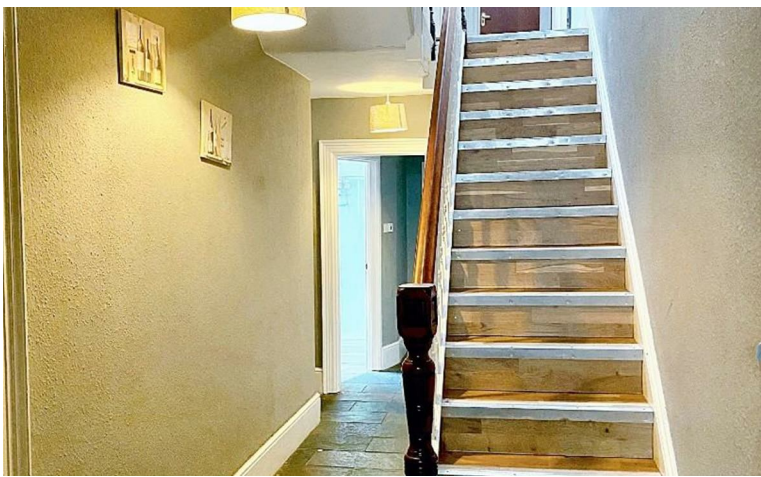


EXCELLENT INCOME CIRCA £52,400K - Prominently located on Addison Road, North Hill, is this imposing mid-terrace student investment presenting an excellent investment opportunity for discerning buyers. With a generous layout featuring eight well-proportioned bedrooms, this property is ideal for those looking to cater to the student rental market.

The house boasts a comfortable reception room (communal room), perfect for relaxation or social gatherings. Additionally, there are two bathrooms, ensuring convenience for all residents. The property's strategic location is a significant advantage, as it is within walking distance to the university, making it particularly appealing to students. Furthermore, the city centre is just a short stroll away, providing easy access to a plethora of shops, restaurants, and local amenities.

This property not only offers a spacious living environment but also promises a great rental return, making it a sound choice for investors looking to expand their portfolio. With its prime location and ample accommodation, this house on Addison Road is a rare find in the bustling market of Plymouth. Don't miss the chance to explore the potential this property holds.

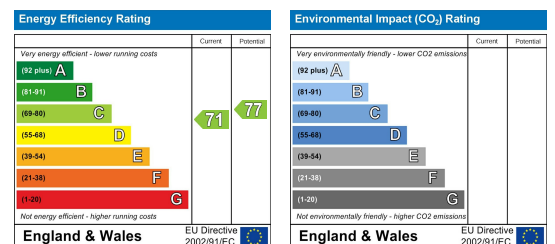




## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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