

# clever



clever



## 31 Clifton Street

Greenbank, Plymouth, PL4 8JA

**£169,500**



Nestled in the heart of Plymouth on Clifton Street, this charming maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 872 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The single large reception room provides a welcoming area for relaxation and entertaining with sliding doors onto the rear garden, while the bathroom is thoughtfully designed to cater to your daily needs.

Constructed in 1985, this maisonette is presented in good condition, ensuring that you can move in with ease. One of the standout features of this property is the private rear garden, unusual for the area, a perfect retreat for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding after a long day.

Situated in a central location, you will find yourself within easy reach of local amenities, city centre, university, transport links, and the vibrant culture that Plymouth has to offer. This property is chain free, allowing for a smooth and straightforward purchasing process.

Whether you are a first-time buyer looking to make your mark on the property ladder or an astute investor seeking a promising opportunity, this maisonette presents an excellent option. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.





## Area Map

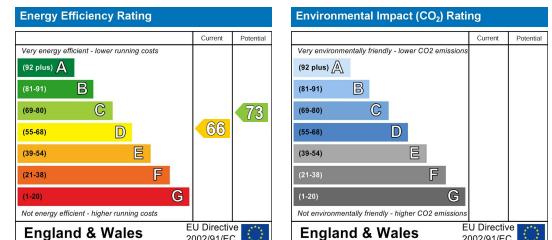


## Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they are provided upon any written or verbal agreement and they do not form part of any agreement. No liability is taken for any error, omission or inaccuracy. A party must rely upon its own inspection(s). Powered by www.localagent.co.uk

## 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.

2 Old Town Street, Plymouth, PL1 1DP

Tel: 01752421911 Email: [sales@stayclever.co.uk](mailto:sales@stayclever.co.uk) <https://www.stayclever.co.uk>