

# clever



## 17 Bayswater Road

, Plymouth, PL1 5BU

**Offers in excess of £230,000**



**\*\*\*WHAT AN INVESTMENT\*\*\*** SELF CONTAINED ONE BEDROOM BASEMENT FLAT INCLUDED. Whether its to let to professionals or a property to buy to live in, this property offers it all! Situated within a short walk to the university & city centre this substantial property offers flexible living. Comprising a standard 3 bedroom terraced property with roof terrace in the main residence & a one bedroom flat located underneath (own entrance) with its own courtyard. The property has been rented out previously & receiving a very good income. The property is offered in good condition throughout & is chain free.



Kitchen/Dining Room 12'11" x 13'0" (3.96m x 3.98m)

Reception Room 9'8" x 10'4" (2.97m x 3.17m)

Bedroom 9'10", 17'1" x 9'7" (3.54m x 2.94m)

Bedroom 9'8" x 9'2" (2.96m x 2.81m)

Bedroom 12'10" x 7'4" (3.92m x 2.24m)

W/C

Roof Terrace

Basement Flat (Reception/Bedroom) 13'8" x 12'9" (4.17m x 3.90m)

Kitchen 10'7" x 6'2" (3.24m x 1.90m)

Bedroom/Reception 9'4" x 8'6" (2.86m x 2.61m)

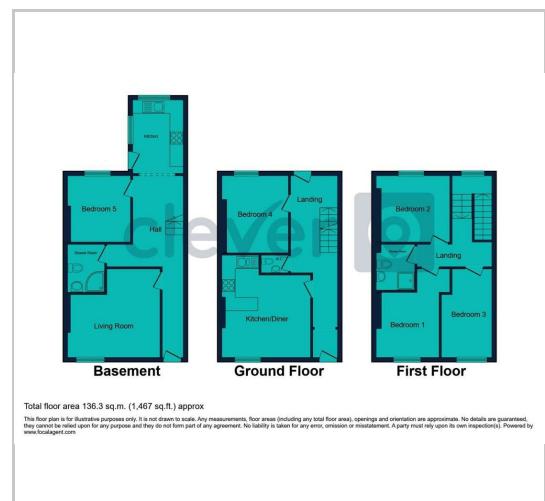
Rear Courtyard



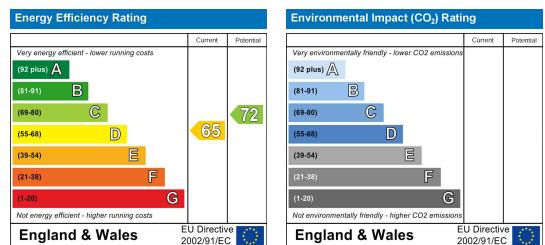
## Area Map



## Floor Plans



## Energy Efficiency Graph



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