

# clever



## 7 Queens Road

Lipson, Plymouth, PL4 7PJ

**Offers over £725,000**

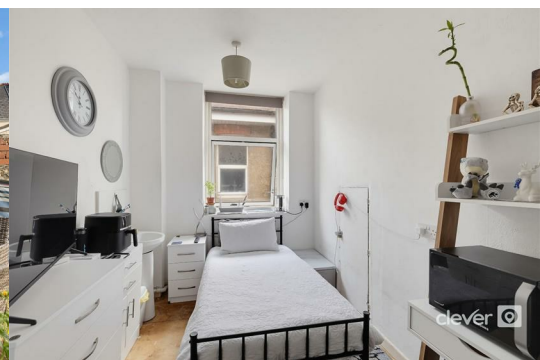


THREE SELF CONTAINED FLATS (x5 Bed/x5Bed/x3 Bed) - FULLY LET - GENERATING CIRCA £86,000 - Nestled in the desirable area of Queens Road, Lipson, Plymouth, this impressive detached house presents a remarkable investment opportunity. With a generous layout featuring three large flats, and an impressive thirteen bedrooms, this property is fully let and currently generates an annual income of approximately £86,000.

The house boasts five well-appointed bathrooms, ensuring ample facilities for residents and guests alike. The exclusive tree-lined street adds to the charm of the location, providing a serene environment while remaining conveniently close to local amenities and transport links.

For those with vehicles, the property offers parking for up to four vehicles, along with the added benefit of a garage. This combination of space, functionality, and location makes it an attractive prospect for investors seeking a reliable income stream in a vibrant area of Plymouth.

Whether you are looking to expand your property portfolio or seeking a substantial residence, this property stands out as a prime opportunity in the market.

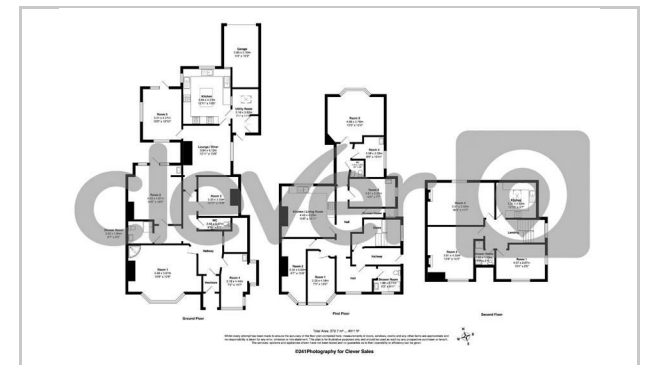




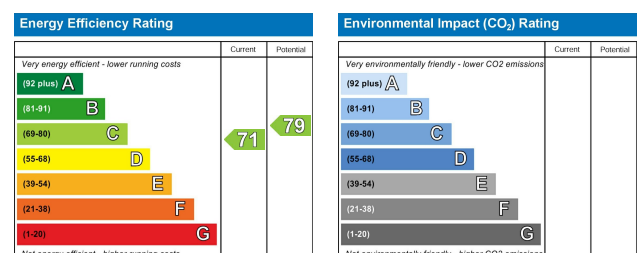
## Area Map



## 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 firm's 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>