



ESTATE AGENTS



## 4 Clifton Street, Plymouth, PL4 8JA

**Asking Price £120,000**

Wainwright Estate Agents are delighted to offer, for sale, this two bedroom, first floor Flat, located on Clifton Street close to shops, bus routes, Plymouth University and Plymouth City Centre. The accommodation comprises of a modern kitchen/diner, lounge, two bedrooms and a modern bathroom with both a shower and bath tub. The property further benefits from double glazing, gas central heating and rear courtyard. The property also has the potential to be extended into the roof space subject to any planning consents needed. The property is currently tenanted and may be of interest to an investor looking for a buy to let property. EPC = D (62). Council Tax Band = A Leasehold Property with 163 years remaining on the lease.

## LOCATION

This first floor flat is located on Clifton Street in a central location of Plymouth, close to shops, bus routes as well as being within walking distance of Plymouth City Centre and Plymouth Train Station. This property is in the ideal location for those who are looking for minimal commute into the city centre.

## ENTRANCE HALLWAY

Staircase up from front door into flat. Four internal doors leading into Kitchen/Diner, Bedrooms one and two and into the lounge. One double glazed elevated window to the rear aspect., radiator.

## HALLWAY

Painted white. Grey wood effect laminate flooring. Two internal doors to Kitchen and the other to the Bathroom. One external door to the rear aspect leading out to steps down to courtyard area. One small radiator. One light fitting.

## LOUNGE 11'1 x 11'4 (3.38m x 3.45m)



Painted white. Dark grey fitted carpet. One double glazed window to the front aspect. One radiator. TV point. One ceiling light fitting. Feature wooden fire surround with inset electric fire and hearth.



## KITCHEN/DINER 14'4 x 9'8 (4.37m x 2.95m)



Grey wood effect laminate flooring. A combination of wood effect base and wall units. Black worktop. Integrated oven, hob and overhead extractor hood. Stainless steel sink and drainer with mixer tap. Undercounter space and plumbing for washing machine. One double glazed window to the side aspect. Boiler. One radiator. One ceiling strip light. Internal floor leading into back hallway and Bathroom.

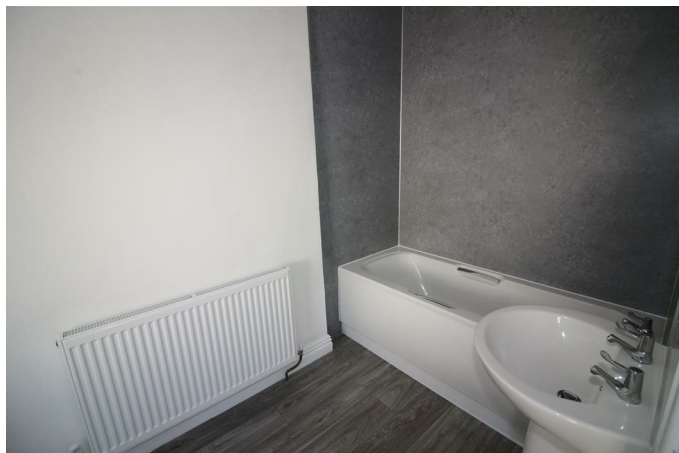


## BATHROOM

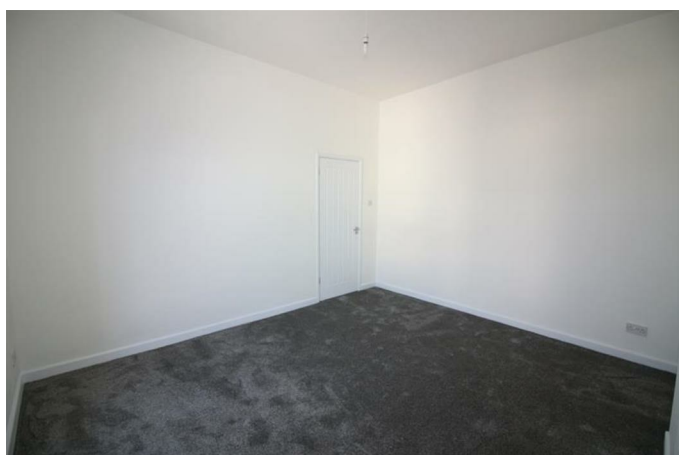


Painted white, with dark grey bathroom panelling around bathtub and white tiles behind shower. Grey wood effect laminate flooring. Fitted matching white

bathroom suite. Bathtub with hot and cold taps. Pedestal hand basin with hot and cold taps. Low level WC. Shower tray with sliding door screen and over head mixer shower. One obscured glass window to the rear aspect. Extractor fan. One radiator. One ceiling light fitting.



### **BEDROOM ONE 11'10 x 11'4 (3.61m x 3.45m)**



Double glazed window to the rear aspect, radiator, power points.

### **BEDROOM TWO 7'5 x 6'9 (2.26m x 2.06m)**



Double glazed window to the front aspect. radiator. power points. High level storage cupboards above door.

### **REAR COURTYARD**

Steps down into small paved courtyard to the rear of the property.

### **SERVICES**

The property benefits from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet providers for the location

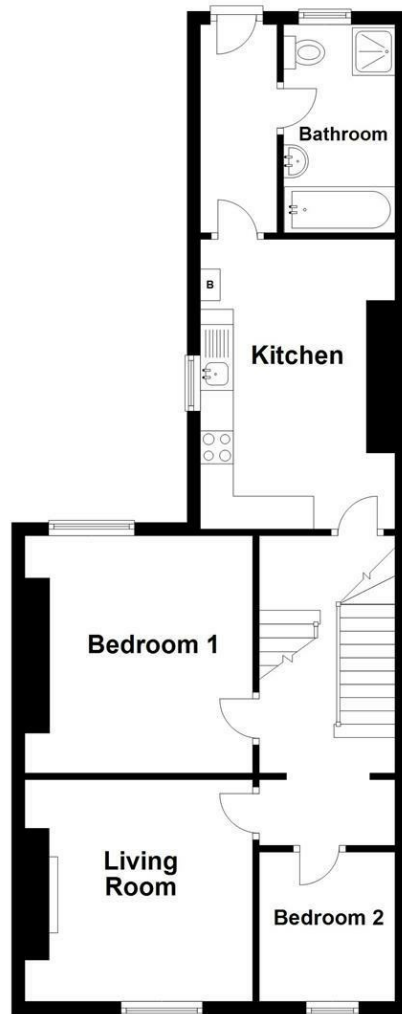
### **AGENTS NOTE**

The property went through a major refurbishment in late 2024 these photographs are post refurbishment.

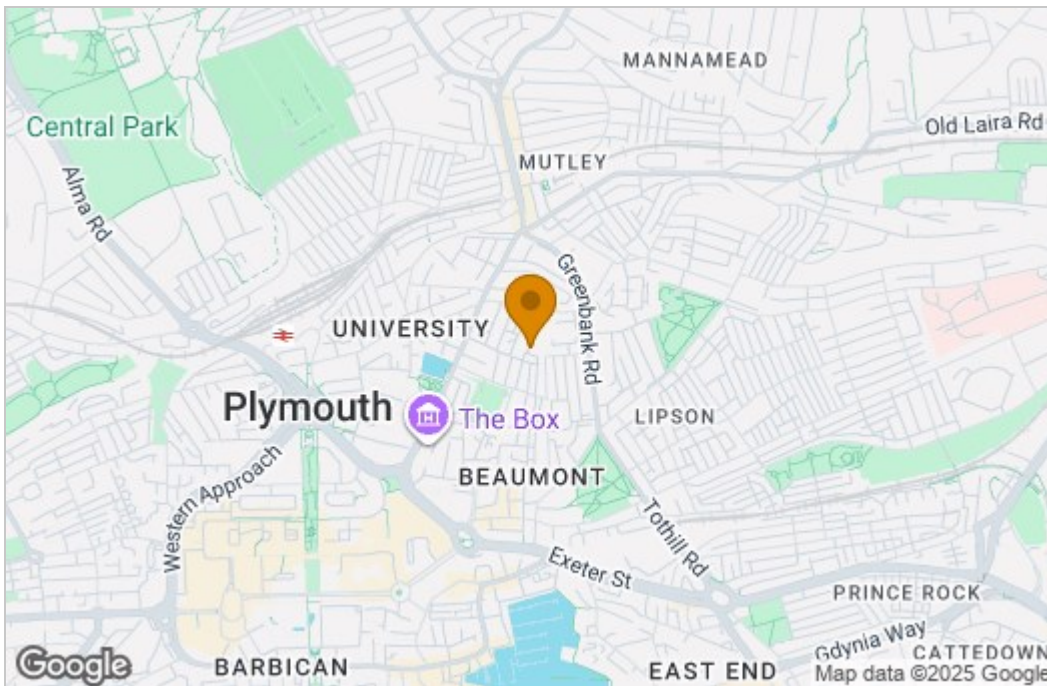
### **LEASEHOLD INFORMATION**

200 year lease starting 25th March 1988 with 163 years remaining. The reverse freehold is split between the ground floor flat and first floor flat

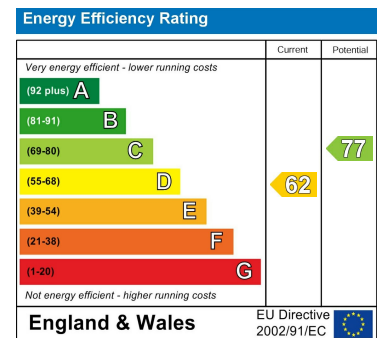
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set 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 or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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