



## 50 Adelaide Street | Stonehouse | Plymouth | PL1 3JE

Guide £140,000-£150,000

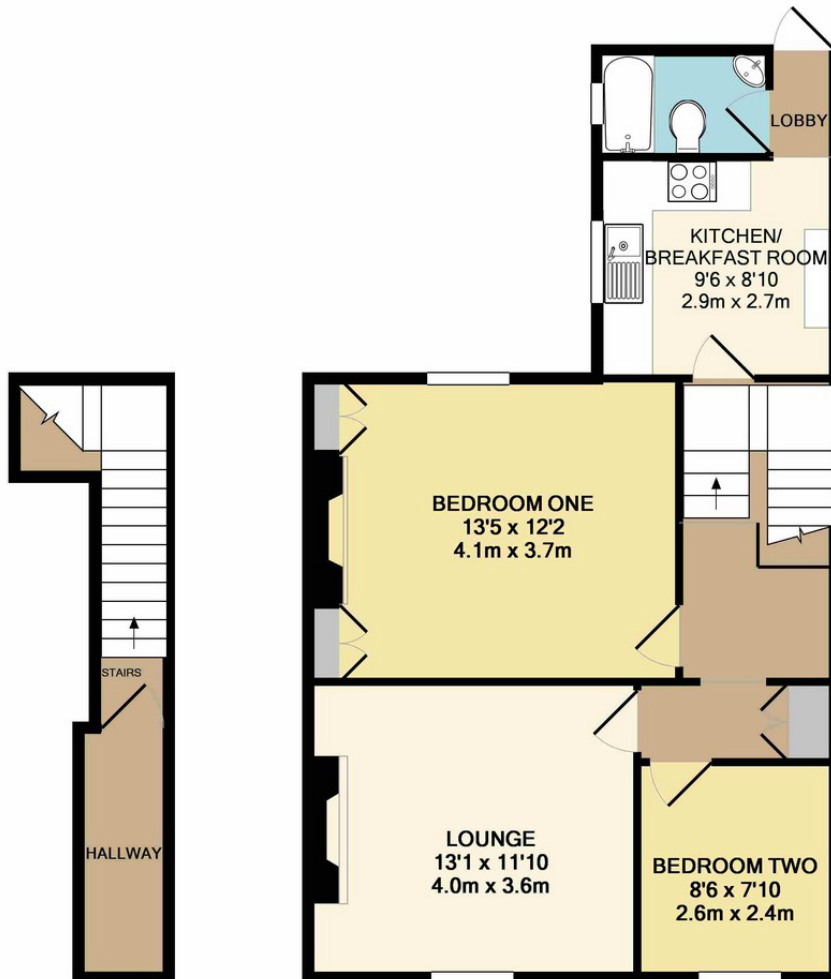
A recently refurbished first floor flat situated within a Victorian period property.

Accommodation comprises: hall, lounge/diner, kitchen/breakfast, two bedrooms, bathroom and a large loft storage room (suitable for conversion). Other benefits are central heating, some Upvc double glazing, a fitted kitchen and bathroom, sunny rear balcony, as well as character and charm with original sliding sash windows and mouldings.

The property is located within walking distance of Plymouth City Centre, The Royal William Yard, Firestone Bay and within easy reach of Mount Edgcumbe County Park via the Cremyll Ferry.

The property would suit both owner occupiers as well as investment buyers, having a proven rental income.

- First Floor Flat
- Two Bedrooms
- Gas Central Heating
- Some UPVC Double Glazing
- Recent Refurbishment
- Walking Distance To City
- Close To Royal William Yard
- Private Allocated Parking



## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements