



**Connells**

Craven Avenue  
Plymouth



### Property Description

An exciting opportunity to purchase three flats under the same title with freehold, situated in this large period property, three one bedroom flats offering a fantastic return, in a popular central location. This property is offered alongside a portfolio of other investment properties.

Lower ground floor flat comprising of lounge/kitchen with access to rear garden, double bedroom and bathroom.

Ground floor offers modern interior, large lounge with bay window, double bedroom, good-sized kitchen/diner and bathroom to the rear.

First floor has an additional large lounge with bay window, double bedroom, kitchen, lounge and bathroom, also sporting good condition throughout.

Externally, a low maintenance rear courtyard with access from all three flats.

This property has the intrigue of being sold, solely or part of a portfolio purchase.

Contact agent for further details.

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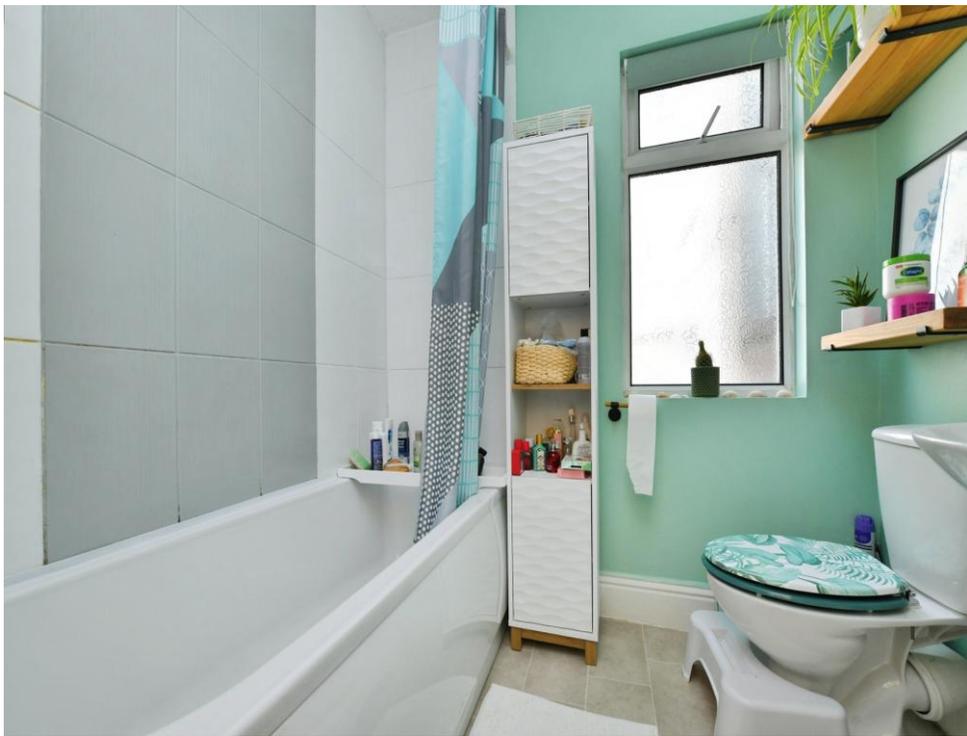
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Total floor area 179.8 m<sup>2</sup> (1,935 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312675](http://connells.co.uk/Property/PLH312675)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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