

LOT
90

2 Florence Place, Plymouth PL4 9QQ

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A sizeable vacant end of terrace property requiring modernisation situated just off Embankment Road and within walking distance of local shops and bus routes, along with the city centre. The property is currently loosely arranged as a two bedroom ground floor flat, with sitting room, kitchen, wet room and access to the rear courtyard and service lane, along with a one bedroom first floor flat, with sitting room, kitchen and bathroom. The property would lend itself to either formal subdivision of the existing accommodation, as a residential lettings opportunity or for an onwards breakup and resale opportunity, or for conversion back into a family home subject to any requisite consents.

Situated

Florence Place is situated in the popular St Judes area of Plymouth, being a short walk from Embankment Road shops and bus routes, along with being in walking distance to the nearby retail parks, leisure facilities and in turn the city centre.

Ground Floor

Entrance hall with stairs rising to the first floor, sitting room, kitchen with wet room off and access to the rear courtyard, two bedrooms.

with feature fireplace, double bedroom, kitchen and bathroom.

Outside

Enclosed rear courtyard with gardeners WC and gated access to the rear service lane. Parking on street.

First Floor

Landing, large sitting room



Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Bands

Ground Floor Flat A. First Floor Flat A