



Connaught Avenue, Plymouth, PL4 7BY

Offers In Region Of £259,500 - Freehold



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- ✓ 6 BEDROOM HMO
- ✓ KITCHEN
- ✓ LOUNGE
- ✓ COMMUNAL GARDEN

- ✓ EQUIPPED KITCHEN
- ✓ 2 BATHROOMS
- ✓
- ✓

Fees from just £825 with no commission



6 bed, 3 storey, HMO, 2 bathrooms, 1 reception, 1 kitchen, utility area, communal garden. Partly let.



ACCOMMODATION

ENTRANCE HALL 6' 10" x 5' 7" (2.100m x 1.72m) Composite front door leads into fully matted Entrance Hall. Original wood and stain glass doors lead into Hallway. Doors leading to Communal Lounge, Kitchen and Bedroom 4. Stairs leading to the lower level and up to 1st floor.

COMMUNAL LOUNGE 15' 4" x 14' 9" (4.675m x 4.503m) A good sized room with large bay double glazed window to front. Feature fire place. Cornicing. Radiator.

KITCHEN/DINER 15' 4" x 12' 5" (4.687m x 3.805m) Range of base and wall units. Fitted electric Stainless Steel Hob, Oven &

Cooker Hood. Wooden Mantel Piece. 2 Bowl Stainless Steel Sink and Drainer. Double Glazed Window to the rear. Radiator.

BEDROOM 4 8' 8" x 9' 9" (2.642m x 2.994m) The smallest of the 6 rooms. Double Glazed Window to the Rear. Radiator.

ROOM 1 8' 10" x 10' 2" (2.699m x 3.119m) Double Bedroom. Double Glazed window to the front. Radiator. Picture Rails.

BEDROOM 2 12' 4" x 15' 4" (3.771m x 4.681m) Good Sized Double Bedroom with Large Double Glazed Bay Window over looking the front of the property. Radiator. Built in cupboard. Wooden Mantel Piece. Picture Rails.

BEDROOM 3 15' 5" x 11' 2" (4.708m x 3.411m) Another good sized room. Double Glazed Window to rear. Built in cupboard in

Alcove. Feature Mantle Piece. Picture Rails. Radiator.

BATHROOM 9' 5" x 8' 8" (2.871m x 2.649m) White 4 piece suit comprising of low level w/c, wash basin, bath and tiled shower unit. 2 obscure double glazed windows. Radiator. Boiler.

ROOM 6 14' 4" x 14' 0" (4.381m x 4.277m) At Largest Point Another good sized room. Double glazed Bay to front. Fitted Cupboard. Ceiling Rose. Picture Rails.

BEDROOM 6 13' 10" x 14' 9" (4.241m x 4.519m) Another large room. Double glazed window over looking the rear garden. Built in cupboards in alcoves. Radiator. Picture Rails. Feature Fire Place.

UTILITY ROOM 9' 2" x 6' 8" (2.800m x 2.042m) 1 1/2 bowl sink and drainer. Space and plumbing for washing machine. Door leading to back garden. Door leading





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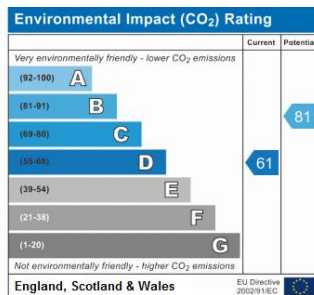
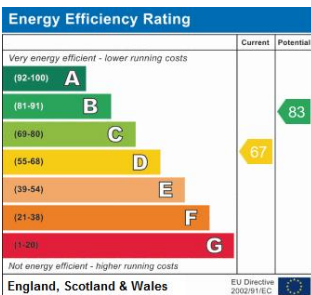
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FLOORPLANS



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Tax band

TENURE

Freehold

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HEAD OFFICE

Beechwood House
Beech Avenue
Plymouth
PL4 0QQ

T: 01752 21 11 11
E: hello@citysales.org
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