



**Connells**

Ferrers Road  
Plymouth



### Property Description

Located in a sought-after residential area, this two-bedroom house offers a comfortable living space perfect for those seeking a cosy home. The highlight of this property is its spacious kitchen, providing ample room for cooking and dining. Step outside to a generous rear garden, ideal for outdoor activities or simply enjoying some fresh air and greenery. Whether you're a first-time buyer, a small family, or someone looking to downsize, this house presents a great opportunity to own a property in a popular location with convenient access to amenities and community facilities.

### Entrance Hall

Stairs rising to the first floor.

### Lounge

13' 1" max x 9' 10" max ( 3.99m max x 3.00m max )

Double glazed bay window to the front elevation. Opening through to the dining room. Radiator.

### Dining Room

12' 6" x 7' 10" ( 3.81m x 2.39m )

Opening through to the kitchen. Radiator.

### Kitchen

11' 2" x 11' 2" ( 3.40m x 3.40m )

Modern fitted kitchen comprising of a range of matching wall and base units with worktops above. Stainless steel sink and drainer with deck mounted taps. Cooker point. Space for a fridge freezer. Wall mounted extractor hood. Plumbing for a washing machine. Combination boiler. Double glazed window to the side elevation, Double glazed window and a uPVC double glazed door to the rear.

## Upstairs Landing

Double glazed window to the side elevation.

## Bedroom 1

13' 1" x 8' 6" ( 3.99m x 2.59m )

Double glazed bay window to the front elevation. Built in wardrobes and a storage cupboard. Radiator.

## Bedroom 2

8' 2" x 7' 7" ( 2.49m x 2.31m )

Double glazed window to the rear elevation. Radiator.

## Bathroom

Panel bath with shower above, low level w.c. and a pedestal sink. Obscured double glazed window to the rear elevation.

## Outside

The property has both front and rear gardens. There is side access to the rear garden which is a generous size. There is a paved seating area, with steps leading down to a further decked area. The rest of the garden is then mainly laid to lawn.









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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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