



Connells

Alfred Place  
Ford Plymouth



# Alfred Place Ford Plymouth PL2 1PY

for sale offers in excess of  
**£150,000**



## Property Description

**\*\* Open House Event 10th May. 10am - 11.30am.\*\*** - This charming older-style property offers a wonderful opportunity for buyers or investors seeking a well-maintained home with excellent rental potential. The house boasts two generous double bedrooms, each providing ample space for comfortable living, along with plenty of storage throughout to accommodate all your needs.

The heart of the home is the spacious kitchen-dining room, a bright and welcoming area perfect for both everyday meals and entertaining. The property also features a rear courtyard, offering a private outdoor space ideal for relaxation or alfresco dining.

Being sold with no onward chain and vacant possession, this home ensures a smooth and hassle-free purchase. Its combination of character, practicality, and strong rental appeal makes it a highly desirable choice for those looking for a sound investment or a cosy residence.

## Entrance Vestibule

Recently replaced front door. Door into the main hallway.

## Entrance Hall

Door to lounge and access to the kitchen/dining room.

## Lounge

13' 3" x 9' 8" ( 4.04m x 2.95m )

Double glazed window to the front elevation. Radiator.

## Kitchen / Dining Room

12' 8" x 10' 4" ( 3.86m x 3.15m )

A range of matching wall and base units with worktops above. Integrated oven with countertop gas hob. Plumbing for a washing machine. Sink with mixer tap. Radiator. Recently replaced double glazed french doors opening out to the rear. Stairs rising to the first floor. Access to understairs storage.

## Bathroom

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

## Upstairs Landing

### Bedroom 1

12' 9" x 12' 8" ( 3.89m x 3.86m )

Double glazed window to the front elevation.  
Radiator.

### Bedroom 2

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to the rear elevation.  
Radiator. Storage space housing the central heating boiler. Double glazed window to the rear elevation.

## Outside

The property has an enclosed rear courtyard benefiting from two block built storage sheds, one of which has electricity and plumbing. A gate leads to the rear service lane.

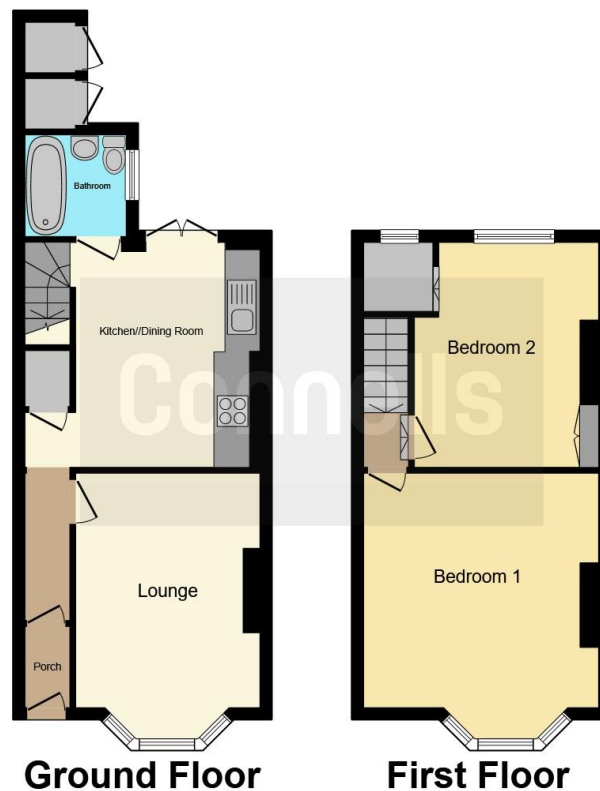












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Awaited  
 Council Tax Band: A

Tenure: Freehold

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