



Connells

Lady Fern Road
Plymouth



Property Description

Ideal First time buy or Starter home This well presented Two bedroom terraced home situated in a peaceful and friendly neighbourhood of Roborough, Benefitting from car port, master en-suite and recently added conservatory.

Situated approximately five miles north of Plymouth city centre within easy reach of Derriford Hospital and close to all local amenities including Tesco Superstore, a vets and doctor's surgery and numerous top-rated schools and nurseries in the area. Whether you're a young professional or a growing family this is the perfect home.

The home which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises: entrance hall, lounge with double glazed bay to the front aspect, well appointed kitchen with space for dining table and recently added conservatory.

On the first floor a landing leads to two double bedrooms with the master en-suite and family bathroom.

A real MUST SEE home, Early Viewings Advised!

Lounge

16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed bay window, electric fireplace

Kitchen

3' 3" x 9' (0.99m x 2.74m)

Comprising; Matching wall and base units with complimentary work surface over, gas hob and oven. Double glazed window to the rear aspect, patio doors to the conservatory.

Conservatory

8' x 7' 6" (2.44m x 2.29m)

Double glazed windows to all sides and doors to the rear

Downstairs Wc

Comprising: WC and wash hand basin.

Bedroom One

2' 2" x 9' 9" (0.66m x 2.97m)

Double glazed window to the front aspect, built in cupboard.

Ensuite

Comprising: WC, walk in shower, wash hand basin

Bedroom Two

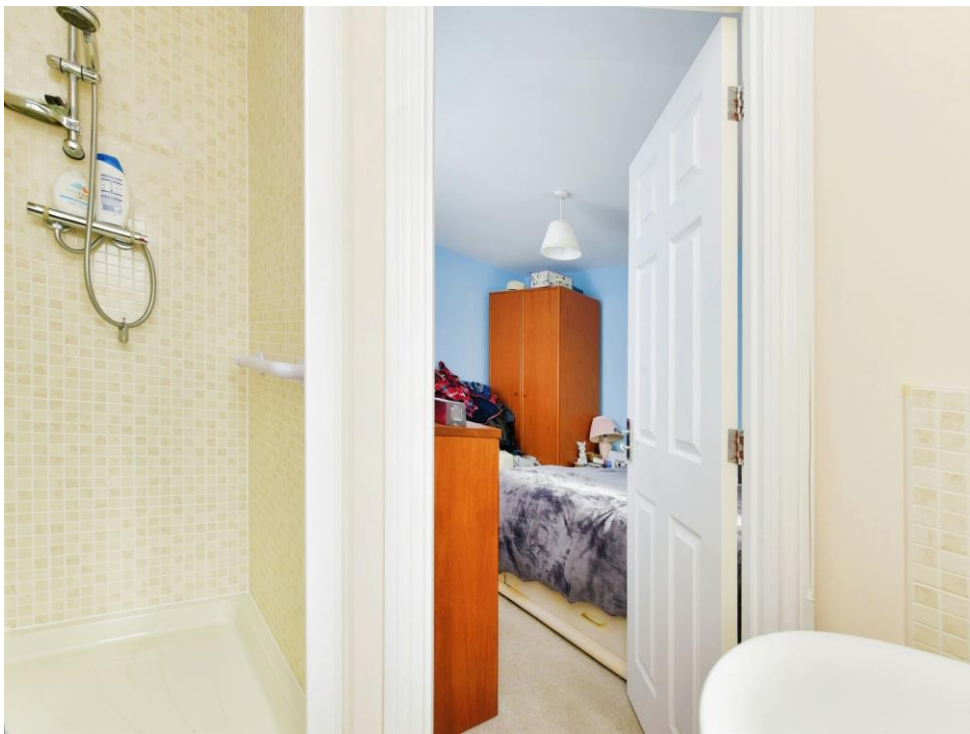
10' 8" x 7' (3.25m x 2.13m)

Double glazed window to the rear aspect.

Bathroom

Comprising: Bath, WC, wash hand basin.









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

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EPC Rating: C

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Tenure: Freehold



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