



Not for marketing purposes INTERNAL USE ONLY

Cathcart Avenue
Plymouth



Property Description

This charming and well-presented Two Bedroom Ground Floor Flat, complete with private enclosed rear garden and entrance. Situated in the popular Central location, within close proximity to well-regarded schools, local amenities and transport links to Plymouth City Centre and A38.

Upon entering the home you are greeted with an entrance hall giving access to a spacious lounge has a double glazed window to the rear offering a light and airy room, with doors leading to the two bedrooms with the master being a generous double. To complete the home is a modern fitted bathroom and kitchen which has a patio door leading you to your private rear garden.

Internal Viewings Advised!

Lounge

11' 7" x 11' 9" (3.53m x 3.58m)

Double glazed window to rear aspect, carpet flooring, fireplace, radiator and ceiling light.

Bedroom 1

8' 5" x 14' 8" (2.57m x 4.47m)

Double glazed window to the front aspect, carpet flooring, radiator and ceiling light.

Bedroom 2

7' 1" x 14' 8" (2.16m x 4.47m)

Double glazed window to the front aspect, carpet flooring, radiator and ceiling light.

Bathroom

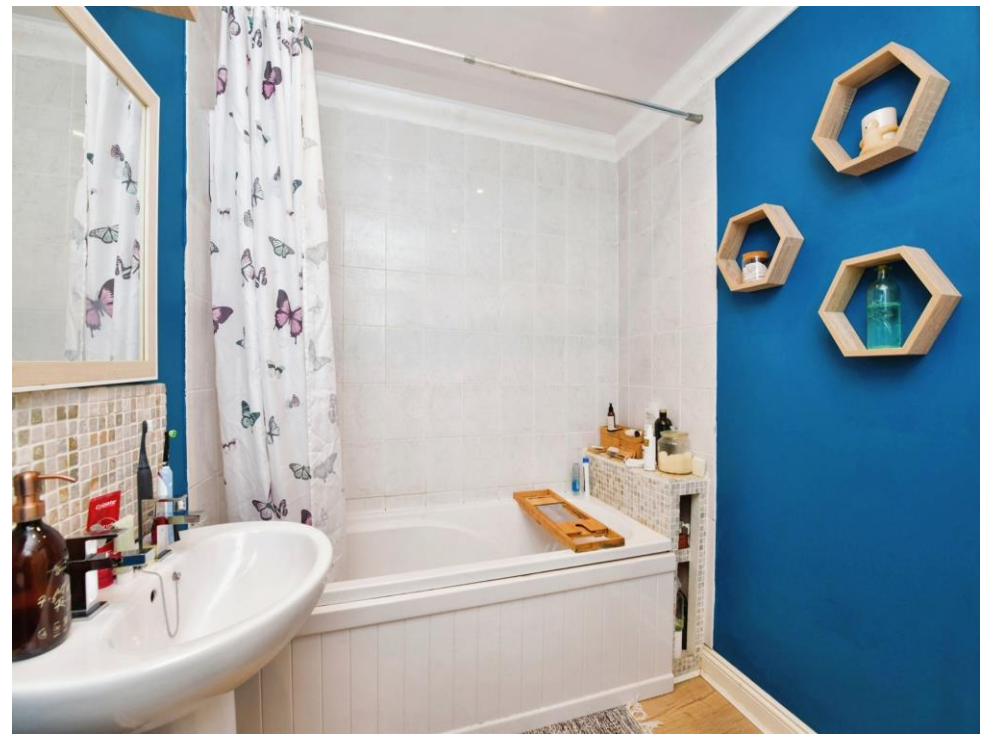
Three piece suite comprising; Bath, overhead shower, W.C and hand basin.

Kitchen

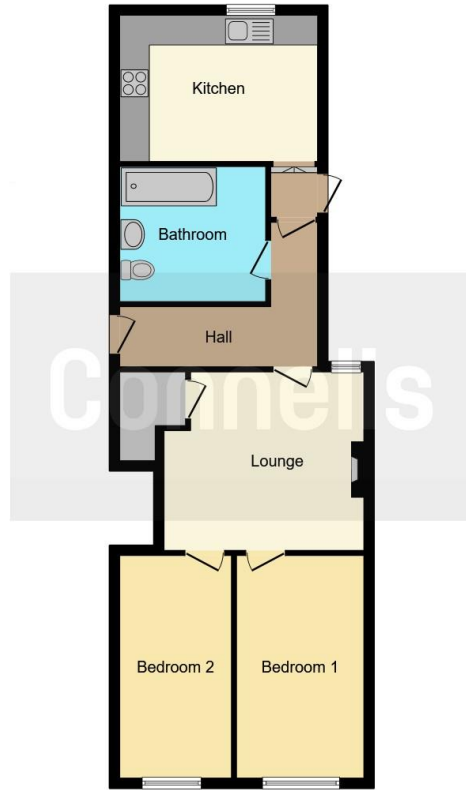
9' 7" x 13' (2.92m x 3.96m)

Double glazed window to the rear aspect.









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

To view this property please contact Connells on

T 01752 674 467

E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: D

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH310565 - 0003