



**Connells**

Prince Maurice Road  
Plymouth



Prince Maurice Road  
Plymouth PL4 7LH

for sale offers over  
**£175,000**



## Property Description

**\*\*Offers Over £175,000\*\*** Situated within one of the City's most favoured residential areas, this deceptively spacious Three bedroom Victorian residence being sold with No Chain. Positioned over three floors the property benefits spacious kitchen/diner, and low maintenance outdoor space.

Located in a prime central location close to an array of amenities such as a Tesco and Aldi being within walking distance, local parks and bus routes offering easy access to Plymouth City Centre, Plymouth University and the A38.

You enter the residences hallway leading you to the first of the three double bedrooms with bay window to the front aspect creating a light and airy room. To the rear of the property is a spacious living room.

Up to the first floor there are Two double bedrooms. Plus a well-appointed 3-piece family bathroom fitted with a WC, wash hand basin and bath with overhead shower.

The lower ground floor is the real hub of the home with a quality modern fitted kitchen/breakfast room, comprising a full range of base units with contemporary work surfaces looking out over the enclosed rear garden.

Externally there is a low maintenance courtyard with access to the rear service lane.

This really is the perfect starter home.

Connells highly advise early internal viewings.

## Lower Ground Floor

### Kitchen/Diner

14' 8" x 13' 5" ( 4.47m x 4.09m )

### Ground Floor

### Lounge

15' 3" x 13' 3" ( 4.65m x 4.04m )

### Bedroom One

11' 11" x 13' 4" ( 3.63m x 4.06m )

Double glazed bay windows to front aspect

## First Floor

### Bedroom Two

15' 4" x 10' 2" ( 4.67m x 3.10m )

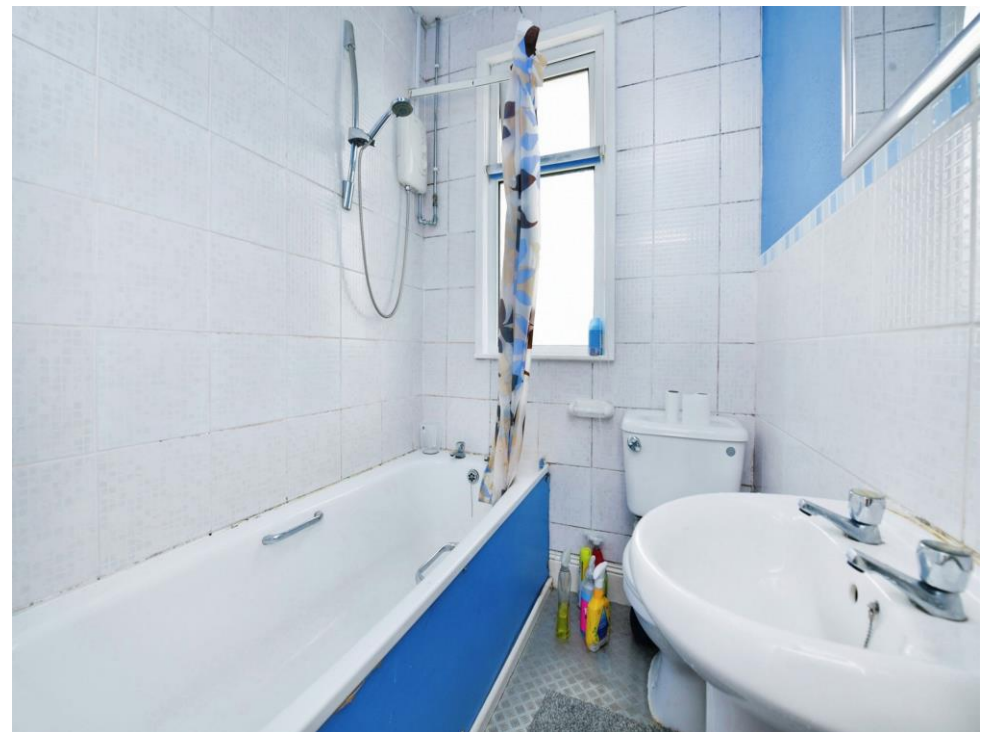
### Bedroom Three

9' 7" x 10' 4" ( 2.92m x 3.15m )

### Bathroom

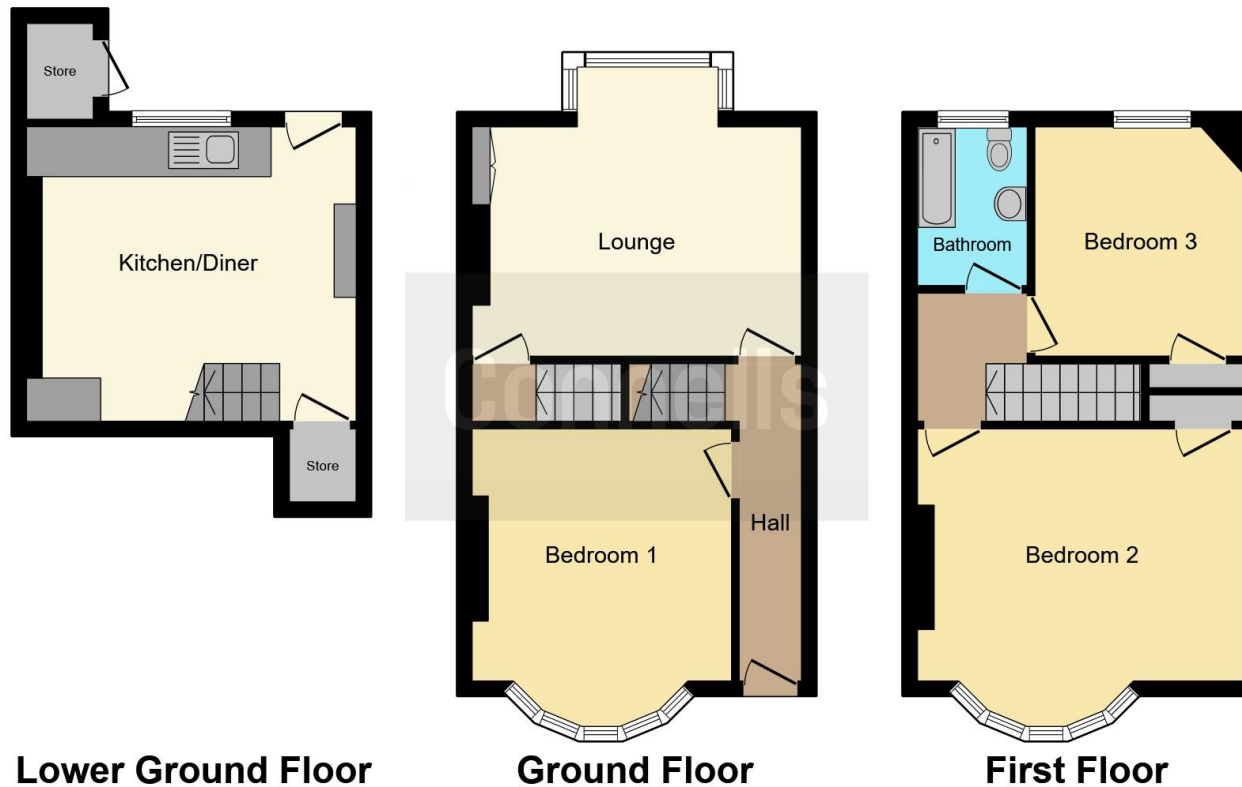












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH310697](http://connells.co.uk/Property/PLH310697)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH310697 - 0004