



**Connells**

Alvington Street  
Plymouth

Alvington Street  
Plymouth PL4 0QL

for sale offers in excess of  
**£165,000**



### Property Description

Situated in this popular residential area of Prince Rock lies this two double bedroom terraced period property, with accommodation comprising of an entrance hall, sitting room leading on to the dining room, modern kitchen, bathroom, two double bedrooms, with uPVC double glazing and gas fired central heating. Externally, to the rear is an enclosed courtyard with garden shed.

Prince Rock is located close to the city centre, the historic Barbican, astor park and many more local shops, restaurants and amenities and has easy access to the A38. This property will appeal to a wide range of buyers.

EARLY VIEWINGS ADVISED.

### Lounge

11' 1" x 15' 9" ( 3.38m x 4.80m )

### Dining Room

8' 9" x 12' 10" ( 2.67m x 3.91m )

### Kitchen

9' 3" x 8' 9" ( 2.82m x 2.67m )

### Bathroom

### Bedroom 1

14' 5" x 13' 3" ( 4.39m x 4.04m )

### Bedroom 2

8' 9" x 13' 1" ( 2.67m x 3.99m )













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

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/PLH311603](http://connells.co.uk/Property/PLH311603)



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.

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