



Connells

North Road West
Plymouth



Property Description

Opportunity to purchase this fantastic investment opportunity in a convenient central location offering, not only a brilliant income but also five double bedrooms, large living space, ample storage and modern condition whilst situated over three floors, with outdoor space to the rear.

On the lower ground floor, you will find a large communal lounge space, followed by a modern fitted kitchen with floor and wall units, two shower rooms, w.c., and a large utility.

The ground floor occupies three substantial double bedrooms, all with easy access to a w.c and with, double glazing, gas and central heating and built in sinks, with rooms also benefiting from retained period features.

The first floor continues the modern interior with two ample double bedrooms, one offering an en suite.

Externally, a low maintenance rear courtyard with the potential for parking and a brick built storage unit.

located in a central location close to a host of amenities and Plymouth's city centre, making this the perfect investment vehicle.

Please contact the agent for further details.

Lower Ground Floor

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

Kitchen/Diner

12' 6" x 13' 3" (3.81m x 4.04m)

Shower Room

Shower Room

W.C.

Utility

Ground Floor

Bedroom Three

16' x 13' 3" (4.88m x 4.04m)

Bedroom Four

13' 2" x 13' 4" (4.01m x 4.06m)

Bedroom Five

9' 2" x 15' 1" (2.79m x 4.60m)

W.C.

First Floor

Bedroom One

18' 10" max x 13' 7" max (5.74m max x 4.14m max)

En-Suite

Bedroom Two

13' 8" x 13' 4" (4.17m x 4.06m)

W.C.









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 Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH311722



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: PLH311722 - 0007