



**Connells**

Maisonette 2 Sutherland Road  
Plymouth



# Maisonette 2 Sutherland Road Plymouth PL4 6BW

for sale  
**£82,500**



## Property Description

An opportunity to acquire this spacious one bedroom maisonette, situated in the popular residential area of Ford Park. Close to a host of local amenities, such as shops and restaurants and is within walking distance to Plymouth city centre and main transport links.

As you enter this property, you have a substantial lounge with a large bay window, and a bathroom comprising a bath with overhead shower, hand basin and W.C.

On the first floor, you have a spacious double bedroom with a bay window with beautiful far-reaching views and kitchen with matching wall and base units.

Externally, this maisonette benefits from communal parking.

This property is a perfect opportunity for a first-time buyer or investor, appealing to a wide range of buyers.

**BOOK FOR YOUR VIEWINGS NOW!**

### Lounge

11' 3" x 15' 3" ( 3.43m x 4.65m )

### Bathroom

### Kitchen

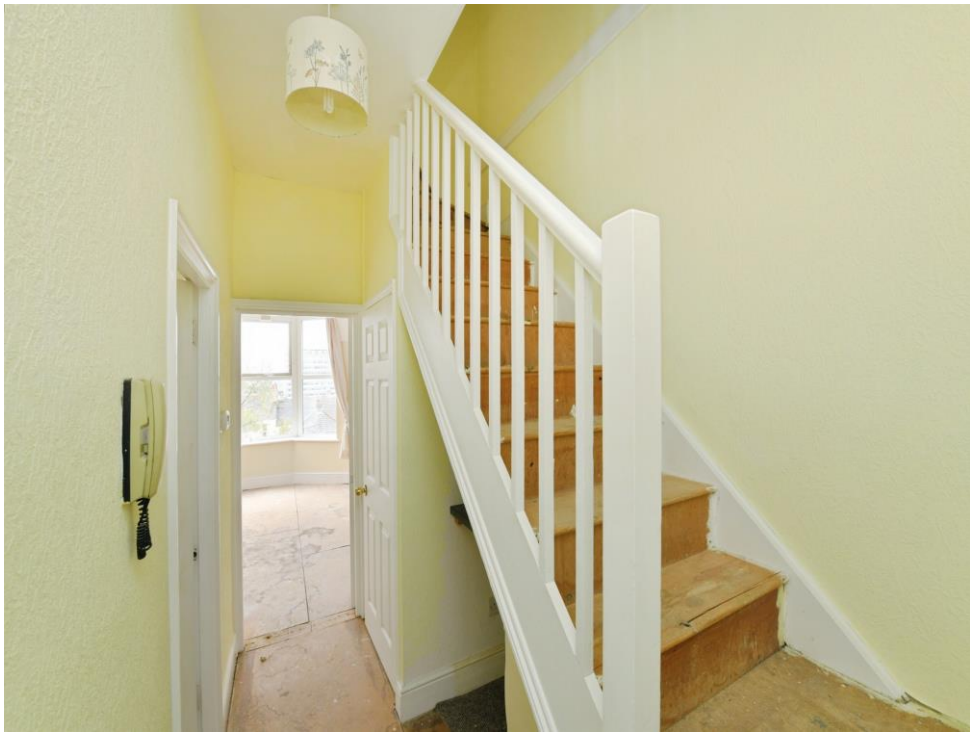
5' 5" x 11' 6" ( 1.65m x 3.51m )

### Bedroom

10' 6" x 14' 10" ( 3.20m x 4.52m )

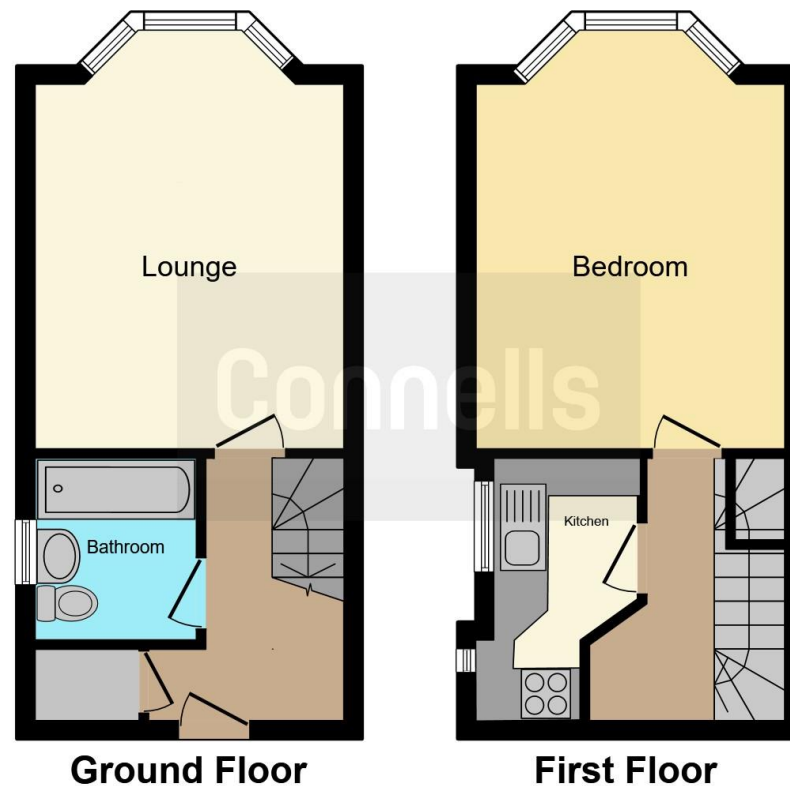












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312168](http://connells.co.uk/Property/PLH312168)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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