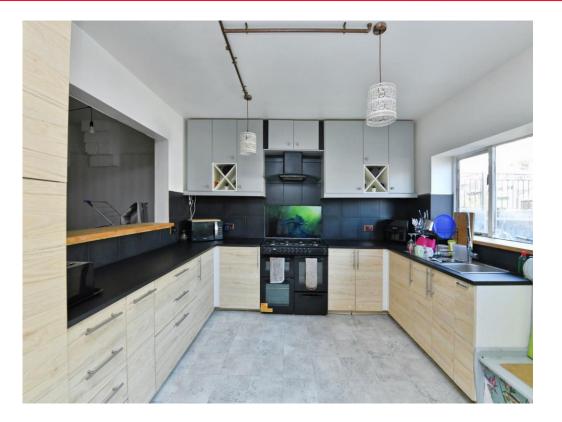


Blandford Road Plymouth



Blandford Road Plymouth PL3 5DS

for sale offers over **£250,000**



Property Description

An exciting opportunity to acquire this wellpresented three/four bedroom family home beautifully arranged over three floors. This property benefits from three double bedrooms, one single bedroom, two reception rooms, two bathrooms, kitchen, front & rear garden and easy on-street parking.

You enter this home on the ground level and you are met with one of the double bedrooms with a beautiful bay window, a spacious lounge with bay window and fireplace and a newly fitted bathroom comprising bath with overhead shower, two hand basins and a W.C.

On the lower ground floor, you a large dining room with a bay window and a substantial new modern kitchen with matching wall and base units, perfect for socialising with a door leading to the sizeable low-maintenance rear garden.

On the first floor, you have a further two goodsized double bedrooms both with bay windows, a single bedroom and a shower room completing this home comprising a walk-in shower, hand basin, W.C and additional storage.

Externally, this home offers a front garden a sizeable low-maintenance rear garden and easy on-street parking.

This property is situated in the popular residential area of Efford, close to a host of

local amenities and provides easy access to the city centre and main transport links and the A38.

BOOK FOR YOUR VIEWINGS NOW!

Lower Ground Floor

Kitchen

16' 2" x 13' 1" (4.93m x 3.99m) **Dining Room** 10' 6" x 13' 7" (3.20m x 4.14m) **Ground Floor**

Lounge/Bedroom Five 10' 7" x 18' 2" (3.23m x 5.54m) Bedroom Three 10' 7" x 10' 10" (3.23m x 3.30m) Bathroom

First Floor

Bedroom One 10' 10" x 15' 1" (3.30m x 4.60m) Bedroom Two 10' 10" x 14' 9" (3.30m x 4.50m) Bedroom Four 6' 1" x 8' 6" (1.85m x 2.59m) Shower Room





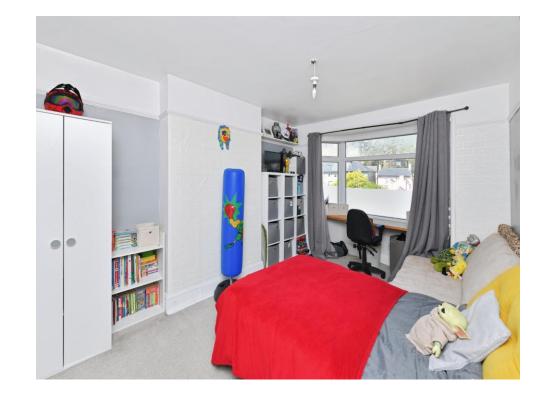


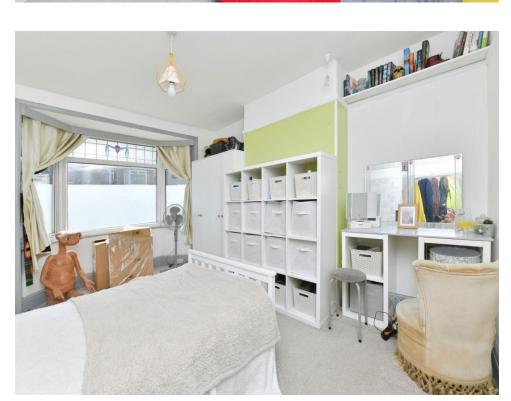














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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose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

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32 Mannamead Road PLYMOUTH PL4 7AA

EPC Rating: D Council Tax Band: B

Tenure: Freehold





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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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