



Connells

Granby Street
Plymouth



Property Description

Welcoming to the market is the opportunity to acquire this three bedroom ground floor maisonette, situated in a prime central location. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen, utility, bathroom, shared courtyard and shared & permit parking.

Located a stone's throw away from the sea front, offering access to a host of local amenities, local parks, main transport links and the city centre.

The accommodation comprises; An entrance porch, followed by the kitchen with matching wall and base units and built-in appliances, a spacious lounge, two generous-sized double bedroom, a further good-sized single bedroom and a family bathroom comprising bath, walk-in corner shower, hand basin and W.C. completing this home.

Externally, this property offers a shared courtyard and shared and permit parking.

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

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

16' 7" x 13' 3" (5.05m x 4.04m)

Kitchen

9' 8" maximum x 9' 7" maximum (2.95m maximum x 2.92m maximum)

First Floor

Bedroom One

12' 2" maximum x 13' 1" maximum (3.71m maximum x 3.99m maximum)

Bedroom Two

10' 3" maximum x 11' 3" maximum (3.12m maximum x 3.43m maximum)

Bedroom Three

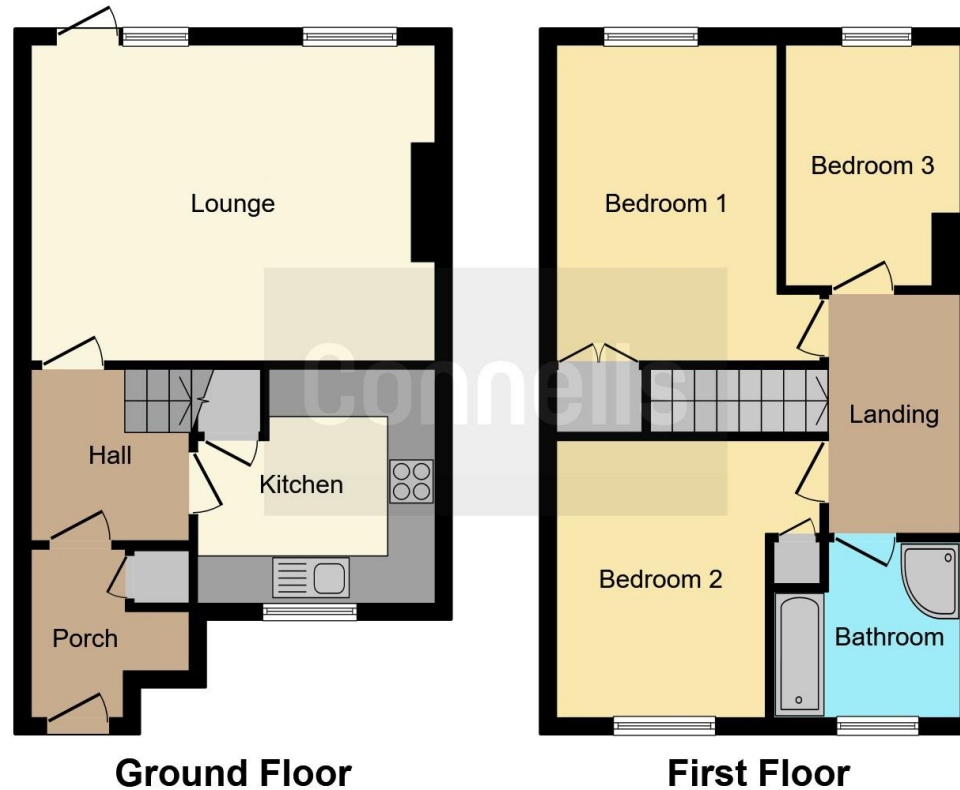
7' 3" maximum x 10' maximum (2.21m maximum x 3.05m maximum)

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

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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH312918

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH312918 - 0002