





## Property Description

Welcoming to the market is the opportunity to acquire this well-presented two bedroom end of terrace home, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen, downstairs W.C., bathroom, front & rear garden, garage and easy on-street parking.

Located centrally in Milehouse, close to a host of local amenities, well-regarded schools, local parks and a stone's throw away from the city centre and provides easy access to major transport links.

As you enter this home, you are welcomed with a light & airy spacious lounge, followed by a sizeable kitchen with matching wall and base units and access to the downstairs W.C. and large low-maintenance rear garden.

On the first floor, you have two good-sized double bedrooms with the main bedroom benefiting from mirrored built-in wardrobes, and completing this home you have a family bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage can also be found throughout this property.

Externally, this property offers and benefits from a low-maintenance rear garden, a front garden, garage, and easy-on street parking.

This home is the perfect opportunity for a first-time buyer or growing family, appealing to a wide range of buyers.

BOOK YOUR VIEWINGS NOW!

## Ground Floor

### Lounge

12' maximum x 16' 3" maximum ( 3.66m maximum x 4.95m maximum )

### Kitchen

8' 7" x 9' 4" ( 2.62m x 2.84m )

### W.C.

### Store

## First Floor

### Main Bedroom

13' 3" maximum x 11' 2" maximum ( 4.04m maximum x 3.40m maximum )

### Bedroom Two

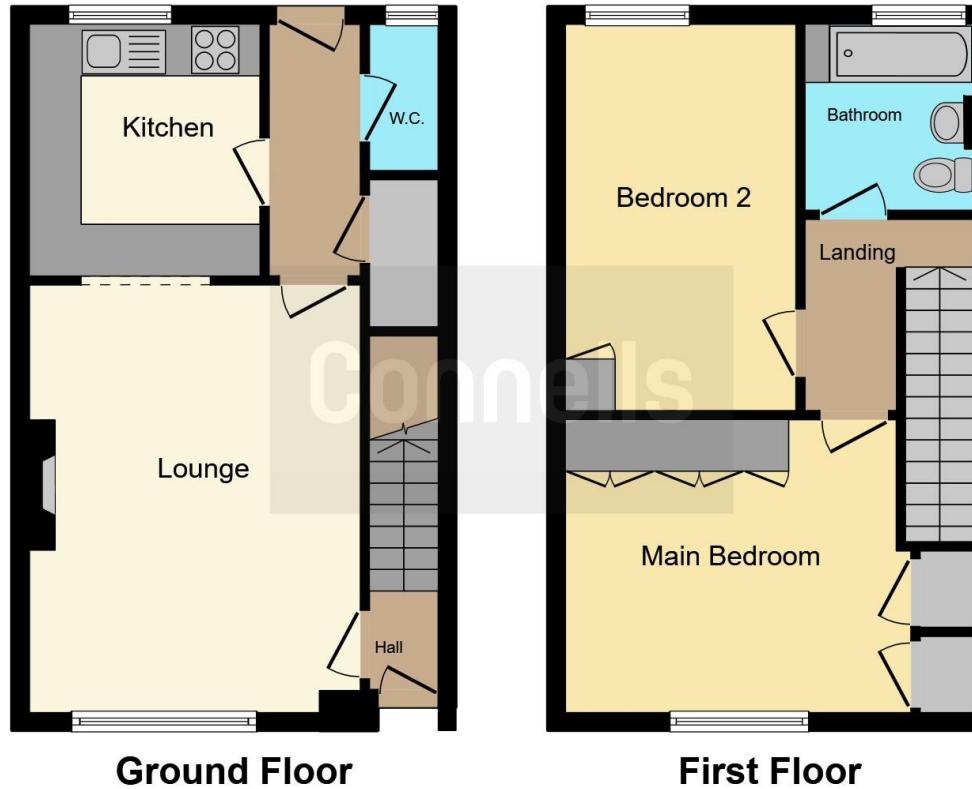
8' 8" maximum x 14' 7" maximum ( 2.64m maximum x 4.45m maximum )

### 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](http://www.focalagent.com)

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32 Mannamead Road  
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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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Property Ref: PLH312413 - 0004