



Connells

Lisson Grove
Plymouth



Property Description

**** GUIDE PRICE £300,000 - £310,000**** We are delighted to introduce this six bedroom mid-terrace period property to the market, beautifully arranged over three floors, situated in a prime central location. Benefiting from six bedrooms, two reception rooms, three bathrooms, kitchen/diner, roof terrace and front driveway.

Located in the prime location of Mutley, close to a host of local amenities such as shops and restaurants, well-regarded schools, local parks whilst being a stone's throw away from the city centre, Plymouth university and major transport links.

This property boasts ample space across three floors, with spacious rooms throughout with stunning bay windows and original period features as well as a private roof terrace and driveway.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

16' 10" maximum x 17' 2" maximum (5.13m maximum x 5.23m maximum)

Lounge/Bar/Games Room

14' 7" x 15' 2" (4.45m x 4.62m)

Kitchen/Dining Room

11' 1" maximum x 23' 3" maximum (3.38m maximum x 7.09m maximum)

Shower Room

Downstairs W.C.

First Floor

Bedroom Two

13' 2" maximum x 16' 10" maximum (4.01m maximum x 5.13m maximum)

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m)

En-Suite

Bedroom Three

13' 7" maximum x 15' 6" maximum (4.14m maximum x 4.72m maximum)

Shower Room

W.C.

Bedroom Six

8' 7" x 11' 4" (2.62m x 3.45m)

Second Floor

Bedroom Four

8' 9" x 14' (2.67m x 4.27m)

Storage

Bedroom Five

10' 2" x 10' (3.10m x 3.05m)

Store

Roof Terrace









Total floor area 238.9 m² (2,571 sq.ft.) approx
 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.propertybox.io



To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/PLH313400

Tenure: Freehold



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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