





Property Description

We are excited to introduce this well-presented three bedroom end-terrace family home, situated in a popular residential location. Benefiting from two double bedrooms, a single bedroom, lounge, dining room, kitchen, bathroom, separate W.C, front and large rear garden and easy on-street parking.

Located in Laira, close to a host of local amenities, well-regarded schools and local parks whilst offering easy access to the city centre, the A38 and main transport links.

As you enter this home, you are welcomed with a spacious dining room with a beautiful bay window and feature fireplace, followed by a well-presented lounge and a modern kitchen with matching wall and base unit and built-in appliances.

On the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom, a lovely tiled family bathroom comprising of a bath with overhead shower, hand basin and a separate W.C.

Externally, this property offers a large rear well-maintained rear garden with a patio and lawned area, creating the perfect space for enjoying in the summer months, a front garden and easy on-street parking.

This property is an attractive opportunity for a first-time buyer or a growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Dining Room

13' 3" maximum x 11' 10" maximum (4.04m maximum x 3.61m maximum)

Lounge

14' 6" maximum x 11' 10" maximum (4.42m maximum x 3.61m maximum)

Kitchen

11' x 7' 2" (3.35m x 2.18m)

First Floor

Bedroom One

14' 10" maximum x 10' 11" maximum (4.52m maximum x 3.33m maximum)

Bedroom Two

11' 10" maximum x 10' 1" maximum (3.61m maximum x 3.07m maximum)

Bedroom Three

9' 5" maximum x 7' 3" maximum (2.87m maximum x 2.21m maximum)

Bathroom

6' 11" maximum x 6' 11" maximum (2.11m maximum x 2.11m maximum)

W.C.

Agents Note;

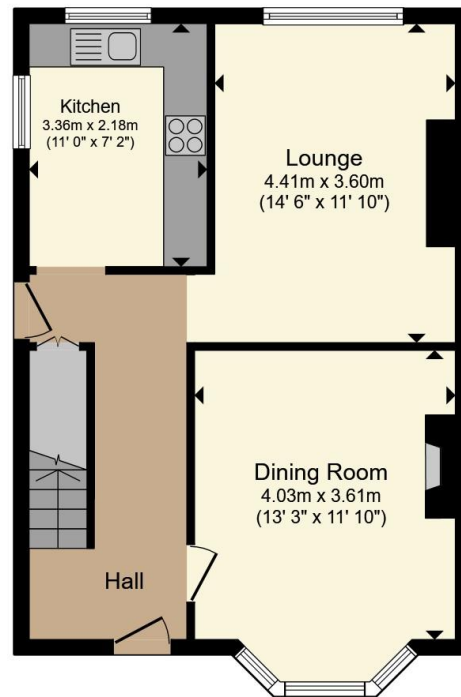
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

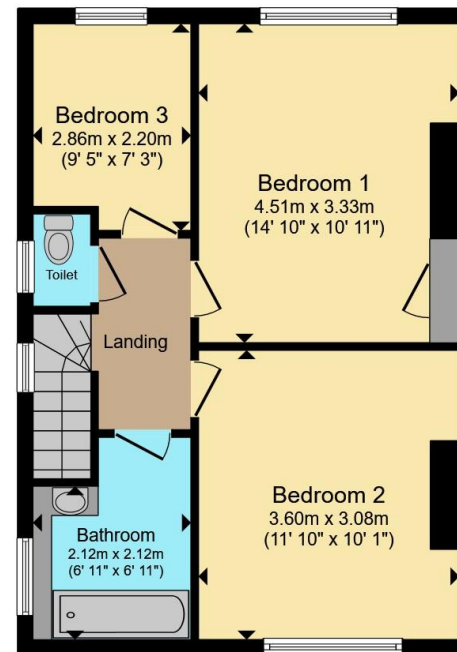








Ground Floor



First Floor

Total floor area 101.1 m² (1,089 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

Connells

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32 Mannamead Road
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313903



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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