



Connells

Desborough Road
Plymouth

Desborough Road
Plymouth PL4 9PL

for sale
£240,000



Property Description

We are delighted to introduce this well-presented three bedroom end-terrace period property to the market, situated in a prime central location. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen/diner, utility, bathroom, downstairs W.C, rear courtyard and on-street parking.

Conveniently located in the heart of the city in the St. Judes area of Plymouth, close to a host of local amenities such as an array of shops and restaurants, the historic Barbican and Plymouth Hoe whilst being a stones throw away from the city centre and Plymouth train station.

As you enter this home, you are welcomed with well-presented spacious bright and airy lounge with a beautiful bay window and stunning feature fireplace which flows effortlessly into the kitchen/diner with matching wall and base units and built-in appliances and a separate utility with door leading to a rear courtyard. A convenient downstairs W.C. can also be found on this floor.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom and a family bathroom comprising bath with overhead shower, hand basin and W.C. completes this floor.

Externally, this property offers a rear courtyard and on-street parking to the front.

This property is the perfect opportunity to acquire a brilliant property and create a wonderful home family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

15' 4" maximum x 13' 6" maximum (4.67m maximum x 4.11m maximum)

Kitchen/Diner

13' 1" maximum x 13' maximum (3.99m maximum x 3.96m maximum)

Utility

6' 10" maximum x 5' 5" maximum (2.08m maximum x 1.65m maximum)

W.C.

First Floor

Bedroom One

14' maximum x 12' 2" maximum (4.27m maximum x 3.71m maximum)

Bedroom Two

12' 1" maximum x 9' 2" maximum (3.68m maximum x 2.79m maximum)

Bedroom Three

9' 6" maximum x 6' 2" maximum (2.90m maximum x 1.88m maximum)

Bathroom

13' 2" maximum x 5' 3" maximum (4.01m maximum x 1.60m maximum)

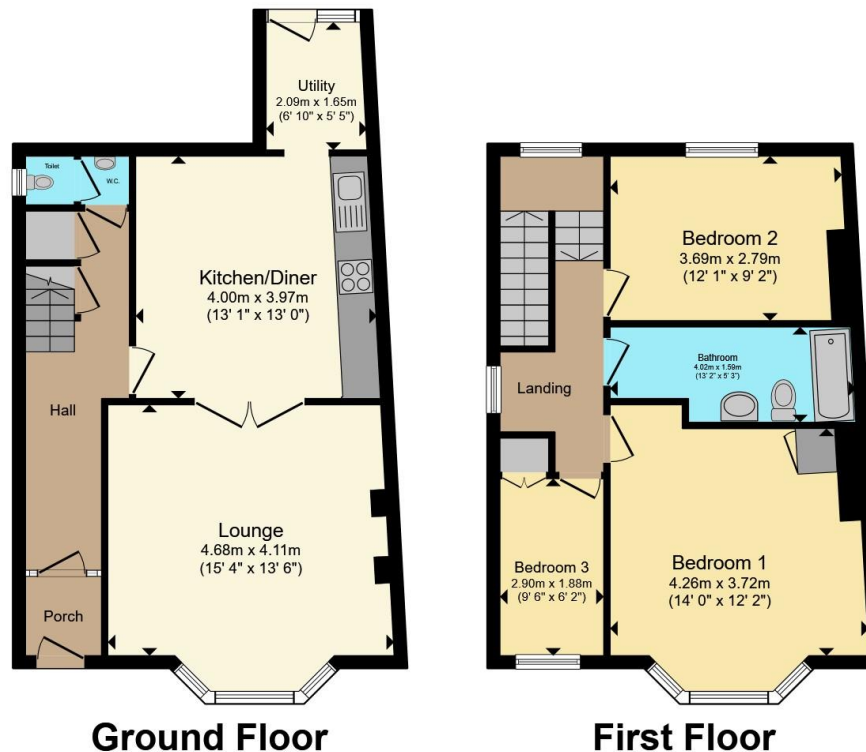
Agents Note;

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.









Total floor area 100.8 m² (1,085 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

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

view this property online connells.co.uk/Property/PLH313877



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.

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