




## Abbotsbury Way, Ham , Plymouth, PL2 2HS

£210,000

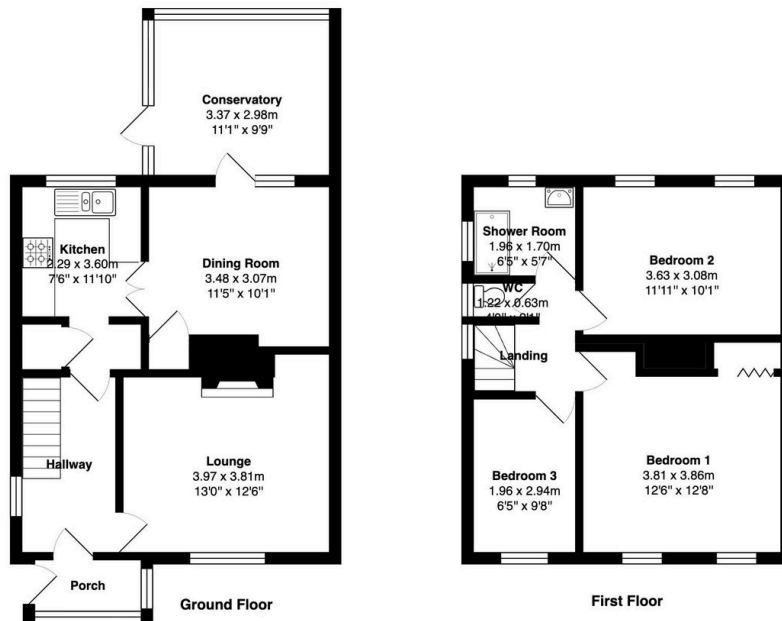
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A much-loved family home offered to the market for the first time in over 40 years. This spacious three-bedroom property enjoys a practical layout including a lounge, separate dining room, conservatory and enclosed rear garden. Situated in the popular Ham area of Plymouth, close to Ham Woods, Marine Academy and local amenities, the property offers an excellent opportunity for buyers looking to modernise and create a home of their own in a well-established residential location.

## Key Features

- Three-bedroom family home owned by the same family for over 40 years
  - Popular residential location in Ham
  - Lounge, dining room and conservatory
  - Porch perfect for muddy paws and wellies
  - Enclosed multi-level rear garden
  - Ham Woods and local green spaces nearby
  - Excellent access to schools, the Dockyard and Plymouth City Centre via regular bus routes
  - Freehold
- Approximate floor area: 95.3 sq.m (1,026 sq.ft)



Total Approximate Area - 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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