



**Connells**

Browning Road  
Plymouth



## Property Description

We are delighted to welcome this three bedroom mid-terrace period property to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen, dining room, two bathrooms, rear garden, outbuilding and on-street parking.

Located centrally in the Stoke area of Plymouth, 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 spacious lounge with a beautiful bay window and feature fireplace, which flows effortlessly into a separate dining room, perfect for hosting and socialising, a new kitchen with matching wall and base units and new flooring throughout. A shower room can also be found on this floor comprising walk-in shower, hand basin and W.C.

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.

Externally, this property offers a low-maintenance rear garden, perfect for enjoying in the summer months and large outbuilding offer ample storage space and on-street parking to the front.

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

EARLY VIEWINGS ADVISED!

## Ground Floor

### Lounge

11' 9" maximum x 10' 8" maximum ( 3.58m maximum x 3.25m maximum )

### Dining Room

13' maximum x 11' 9" maximum ( 3.96m maximum x 3.58m maximum )

### Kitchen

9' 7" x 5' 5" ( 2.92m x 1.65m )

### Shower Room

## First Floor

### Bedroom One

13' 1" maximum x 10' maximum ( 3.99m maximum x 3.05m maximum )

### Bedroom Two

10' 10" maximum x 8' maximum ( 3.30m maximum x 2.44m maximum )

### Bedroom Three

9' 2" x 7' 7" ( 2.79m x 2.31m )

### Bathroom

## Outbuilding

### Store

11' 3" x 7' 7" ( 3.43m x 2.31m )

**Store**

8' 11" x 7' 3" ( 2.72m x 2.21m )

**Store**

8' 4" x 7' 1" ( 2.54m x 2.16m )









Total floor area 104.8 m<sup>2</sup> (1,128 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313652](http://connells.co.uk/Property/PLH313652)**



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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