



**Connells**

Grafton Road  
Plymouth



## Property Description

Welcoming to the market is the exciting opportunity to acquire this two bedroom end of terrace family home, situated in a prime central location. Benefiting from two double bedrooms, two reception rooms, kitchen, bathroom, enclosed rear courtyard and permit on-street parking.

Located centrally in the Ford Park area of Plymouth, close to a host of local amenities including an array of shops, restaurants, local parks and well-regarded schools whilst being a stone's throw away from the city centre, train station and main transport links.

The accommodation comprises; a light & airy spacious lounge with a beautiful bay window, followed by a separate dining room, kitchen with matching wall and base units, two good-sized double bedrooms with the primary bedroom offering a bay window and completing this home you have a family bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage space can also be found throughout this home.

Externally, this property offers an enclosed rear courtyard and permit on-street parking.

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

**BOOK YOUR VIEWINGS!**

## Ground Floor

### Lounge

13' maximum x 13' 2" maximum ( 3.96m maximum x 4.01m maximum )

### Dining Room

10' 8" maximum x 11' 4" maximum ( 3.25m maximum x 3.45m maximum )

### Kitchen

11' 9" maximum x 8' 4" maximum ( 3.58m maximum x 2.54m maximum )

## First Floor

### Bedroom One

17' 2" maximum x 13' 3" maximum ( 5.23m maximum x 4.04m maximum )

### Bedroom Two

10' 7" maximum x 11' 6" maximum ( 3.23m maximum x 3.51m maximum )

### Bathroom









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312934](http://connells.co.uk/Property/PLH312934)**



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