



Connells

Rosebery Avenue
Plymouth



Property Description

We are delighted to introduce this two bedroom mid-terrace period property to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, dining room, kitchen, bathroom, enclosed rear courtyard and on-street parking.

Located in St.Judes, close to a host of local amenities, well-regarded schools and local parks whilst being a stone's throw away from the city centre, the historic barbican, Plymouth Hoe and main transport links.

As you enter this home, you are welcomed with a spacious lounge with a beautiful bay window and feature fireplace, followed by a separate dining room, perfect for hosting and entertaining, and a kitchen with matching wall and base units with access to an enclosed rear courtyard with an outbuilding attached suitable for storage. A convenient downstairs W.C. can also be found of this floor.

On the first floor, you will find two really good-sized double bedrooms both with stunning bay windows as well as the primary bedroom offering built-in mirrored wardrobes and a family bathroom comprising bath with overhead shower and hand basin.

Externally, this property offers a well-maintained, low maintenance enclosed rear courtyard and on-street parking to the front.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 10" maximum x 12' 7" maximum (3.91m maximum x 3.84m maximum)

Dining Room

12' 8" maximum x 10' maximum (3.86m maximum x 3.05m maximum)

Kitchen

10' 8" x 7' 1" (3.25m x 2.16m)

W.C.

First Floor

Bedroom One

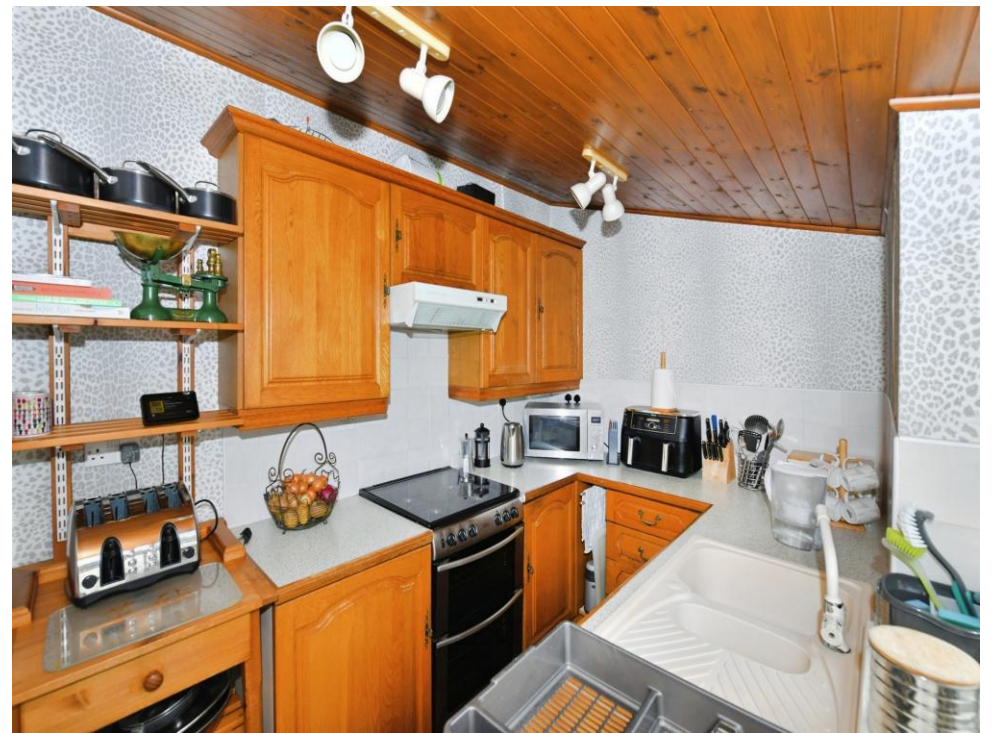
15' maximum x 8' 10" maximum (4.57m maximum x 2.69m maximum)

Bedroom Two

14' 11" maximum x 11' 5" maximum (4.55m maximum x 3.48m maximum)

Bathroom









Total floor area 87.1 m² (938 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

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313668



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLH313668 - 0007