



Connells

Victoria Avenue
PLYMOUTH



Property Description

We are excited to introduce this well-presented one bedroom ground floor flat to the market, situated in a popular residential location. Benefiting from one double bedroom, kitchen, lounge, bathroom, W.C., enclosed rear courtyard and on-street parking.

Located in the prime location of Stoke, close to a host of local amenities such as shops and restaurants, well-regarded schools, local parks whilst offering easy access to the city centre, Plymouth university and major transport links.

This flat boasts period features throughout, with a spacious bright and airy lounge with a beautiful bay window and feature fireplace, a sizeable modern kitchen with matching wall and base units and built-in appliances, a good-sized double bedroom and bathroom comprising bath with overhead shower, hand basin and separate W.C.

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

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

EARLY VIEWINGS ADVISED!

Lounge

14' 5" maximum x 12' 3" maximum (4.39m

maximum x 3.73m maximum)

Kitchen

15' 2" x 9' 9" (4.62m x 2.97m)

Bedroom

10' maximum x 8' 2" maximum (3.05m maximum x 2.49m maximum)

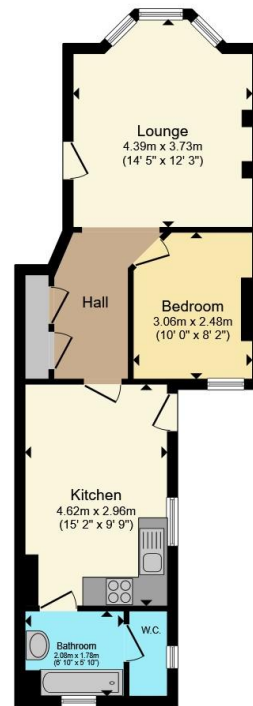
Bathroom

W.C.









Floor plan

Total floor area 48.4 m² (521 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



To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313370

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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