



P Permit holders only
BB
9 am - Noon
6 - 9 pm

Connells

Cattedown Road
Plymouth



Property Description

****NO ONWARD CHAIN**** We are delighted to introduce this well-presented three bedroom mid-terrace period property to the market, situated in a prime central location. Benefiting from three double bedrooms, two reception rooms, kitchen, two bathrooms, rear garden and on-street parking.

Located in Cattedown, close to a host of local amenities such as shops and restaurants, local parks and well-regarded schools and a stone's throw away from the city centre, Plymouth university, the barbican and Hoe and offers easy access to main transport links.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window and original feature fireplace, a separate dining room, perfect for hosting and socialising, followed by a well-equipped kitchen with matching wall and base units and built-in appliances and access to the rear garden and completing this floor you have a shower room comprising walk-in shower, hand basin and W.C.

Continuing the good condition of this property, you have three good-sized double bedrooms and a family bathroom comprising a corner bath with shower, hand basin and W.C.

Externally, this property offers a rear garden, perfect for enjoying in the summer months and on-street parking.

This property offers an attractive opportunity to acquire a lovely property and create a wonderful family home.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

15' 11" maximum x 13' 3" maximum (4.85m maximum x 4.04m maximum)

Dining Room

13' 5" maximum x 9' 7" maximum (4.09m maximum x 2.92m maximum)

Kitchen

13' 9" x 7' 11" (4.19m x 2.41m)

Shower Room

First Floor

Bedroom One

15' 5" maximum x 13' 7" maximum (4.70m maximum x 4.14m maximum)

Bedroom Two

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

Bedroom Three

14' maximum x 8' 1" maximum (4.27m maximum x 2.46m maximum)

Bathroom









Total floor area 113.0 m² (1,216 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
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EPC Rating: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/PLH313535

Tenure: Freehold



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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