



Connells

Embankment Road
Plymouth



Property Description

We are exciting to introduce this well-presented three bedroom end of terrace family home to the market, situated in a prime central location. Benefiting from two double bedrooms, one single bedroom, two reception rooms, kitchen, utility, W.C., enclosed rear courtyard and on-street parking.

Located in Cattedown, close to a host of local amenities such as an array of shops and restaurants and well-regarded schools, whilst being 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 light and airy lounge with a beautiful bay window, followed by a separate dining room, perfect for hosting and socialising, a kitchen with matching wall and base units, a separate utility room and a downstairs W.C. and access to an enclosed rear courtyard.

Continuing the good condition of this property, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom and completing this home a generous-sized family bathroom comprising a freestanding bath, walk-in shower, hand basin and W.C.

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

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

EARLY VIEWINGS ADVISED!

Lounge

13' 6" maximum x 12' 3" maximum (4.11m maximum x 3.73m maximum)

Dining Room

12' 3" x 11' 1" (3.73m x 3.38m)

Kitchen

11' 7" x 8' 2" (3.53m x 2.49m)

Utility Room

7' 2" maximum x 5' 9" maximum (2.18m maximum x 1.75m maximum)

Downstairs W.C.

First Floor

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Three

8' 5" x 6' (2.57m x 1.83m)

Bathroom









Total floor area 105.7 m² (1,137 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313371



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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