



Connells

Ruskin Crescent
Plymouth



Property Description

We are delighted to introduce this well-presented two bedroom mid-terrace family home to the market, situated in a sought-after location. Benefiting from two double bedrooms, two reception rooms, kitchen, bathroom, rear garden and off-street parking.

Located in Crownhill, close to host of local amenities such as shops and restaurants, local parks, well-regarded schools and provides easy access to the A38 and main transport links.

As you enter this home, you have a spacious lounge which flows effortlessly into a separate dining area, perfect for hosting and socialising, a modern kitchen with matching wall and base units and direct access to the rear garden.

Continuing the good condition of this property, on the first floor you will find two good-sized double bedrooms with both bedrooms benefiting from built-in storage space and a family bathroom comprising bath with overhead shower, hand basin and W.C. Ample storage space can also be found throughout this property.

Externally, this property benefits from a gated low-maintenance, rear garden, perfect for enjoying in the summer months, and offering quick and easy access to the off-street parking.

This property is a perfect opportunity for a

first-time buyer or growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 9" maximum x 11' 9" maximum (3.89m maximum x 3.58m maximum)

Dining Room

9' 6" x 8' 11" (2.90m x 2.72m)

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

First Floor

Bedroom One

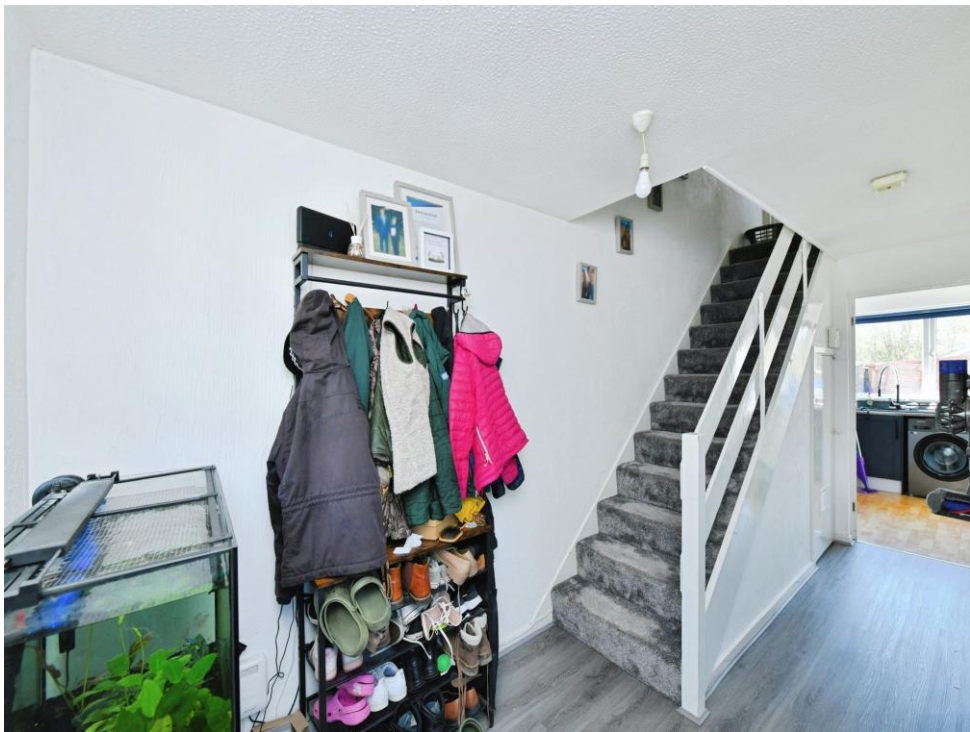
12' 8" maximum x 9' 3" maximum (3.86m maximum x 2.82m maximum)

Bedroom Two

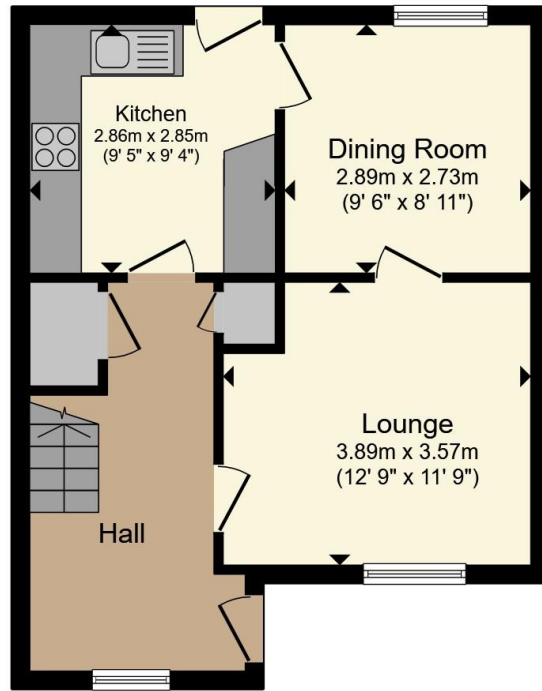
10' 10" maximum x 8' 8" maximum (3.30m maximum x 2.64m maximum)

Bathroom

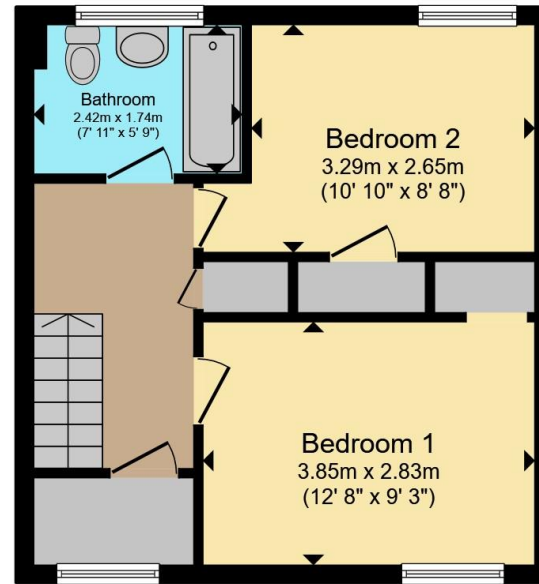








Ground Floor



First Floor

Total floor area 76.0 m² (819 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

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

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH310624



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: PLH310624 - 0002