



**Connells**

Sturdee Road  
Plymouth



## Property Description

We are delighted to introduce this three bedroom mid-terrace family home to the market, situated in a popular residential location. Benefiting from three bedrooms, two reception rooms, kitchen, downstairs W.C., shower room, front & rear garden and on-street parking.

Located in stoke, close to a host of local amenities such as an array of shops and restaurants, local parks and well-regarded schools, whilst offering easy access to the city centre and Plymouth train station.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful box bay window, followed by a separate dining room, perfect for hosting and socialising, a downstairs W.C., a kitchen with matching wall and base units with access to the rear garden.

On the first floor, you will find two good-sized double bedrooms, a further good-sized bedroom and shower room comprising walk-in shower, hand basin and W.C.

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

This property is an attractive opportunity to acquire a fantastic property and create a wonderful family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

### Lounge

13' 1" maximum x 12' 6" maximum ( 3.99m maximum x 3.81m maximum )

### Dining Room

13' 1" x 9' 9" ( 3.99m x 2.97m )

### Kitchen

13' 7" maximum x 8' maximum ( 4.14m maximum x 2.44m maximum )

### W.C.

## First Floor

### Bedroom One

13' 1" x 9' 10" ( 3.99m x 3.00m )

### Bedroom Two

11' 5" x 8' 10" ( 3.48m x 2.69m )

### Bedroom Three

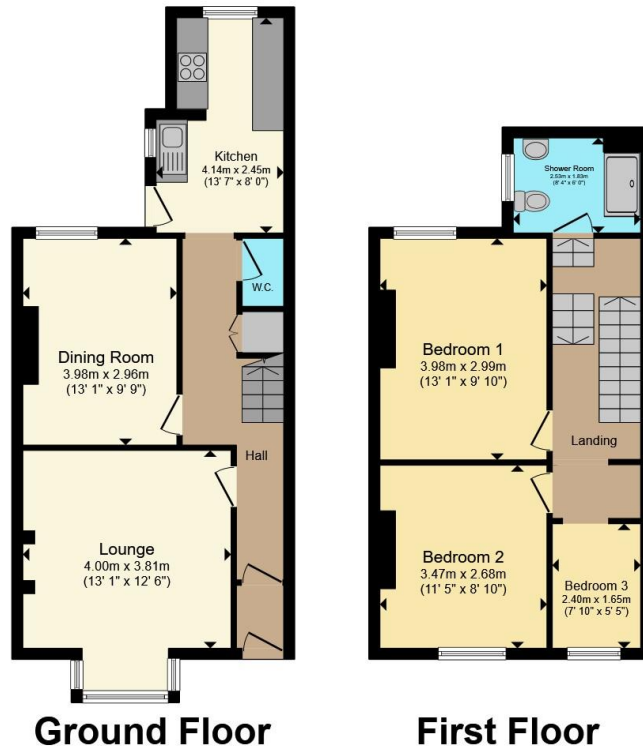
7' 10" x 5' 5" ( 2.39m x 1.65m )

### Shower Room









Total floor area 94.8 m<sup>2</sup> (1,020 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](http://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: B

Tenure: Freehold

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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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Property Ref: PLH313134 - 0002