





Property Description

We are delighted to introduce this well-presented two bedroom end-terrace home to the market, situated in a prime central location. Benefiting from two double bedrooms, lounge, dining room, kitchen, bathroom, rear garden, garage & permit parking.

Conveniently located in the heart of the city, this property is close to a host of local amenities, such as an array of shops, restaurants, local parks, well-regarded schools, whilst being a stones throw away from the city centre and Plymouth train station.

As you enter this home, you are welcomed with a spacious bright and airy lounge, followed by a separate dining space, and a modern kitchen with matching wall and base units and built-in appliances and access to the rear garden.

Continuing the good condition, on the first floor you will find two good-sized double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a decked rear garden, creating the perfect space for enjoying in the summer months and a large garage with access from the rear and front of the property as well as permit on-street parking.

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

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 7" maximum x 12' 7" maximum (3.84m maximum x 3.84m maximum)

Dining Room

8' 11" x 7' 3" (2.72m x 2.21m)

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

Garage

20' 5" maximum x 12' 6" maximum (6.22m maximum x 3.81m maximum)

First Floor

Bedroom One

15' 10" maximum x 9' 3" maximum (4.83m maximum x 2.82m maximum)

Bedroom Two

10' 5" maximum x 9' 10" maximum (3.17m maximum x 3.00m maximum)

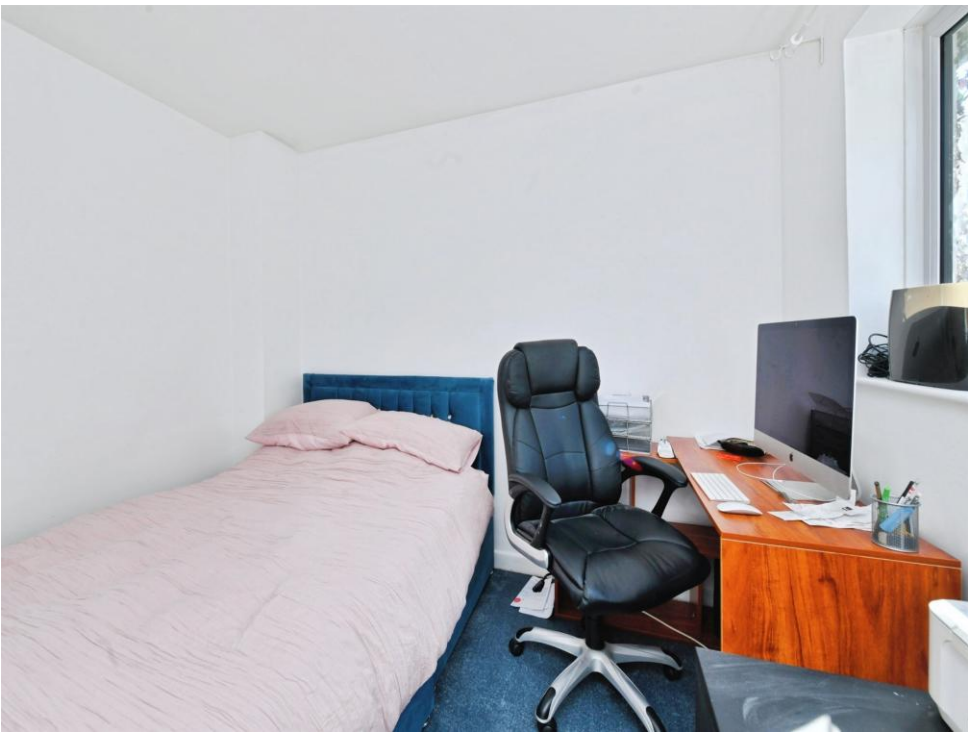
Bathroom

Agents Note;

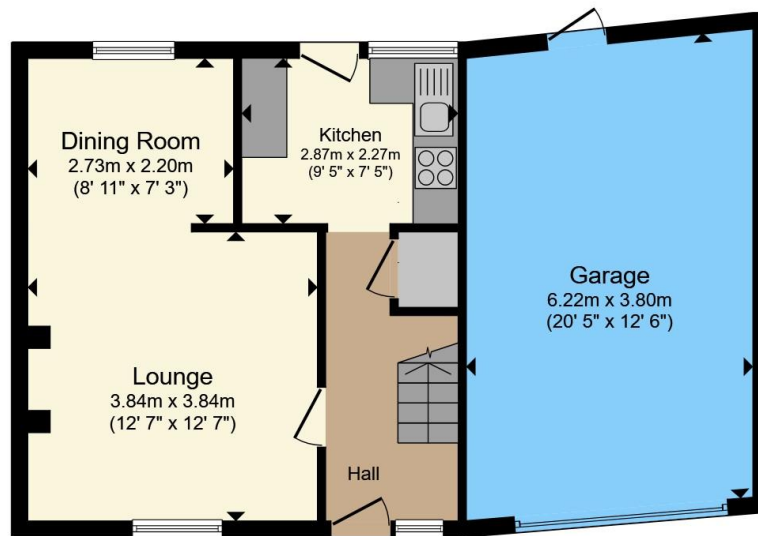
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.

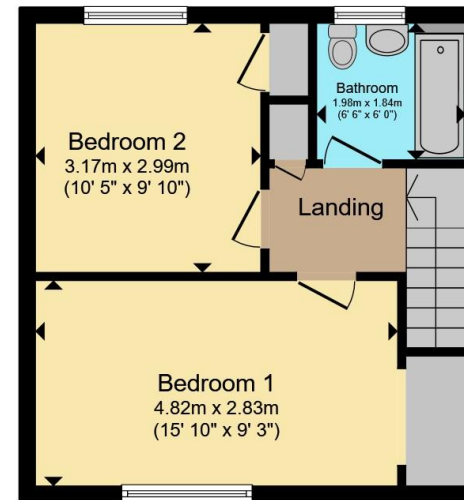








Ground Floor



First Floor

Total floor area 94.1 m² (1,013 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313889



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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