



Connells

Victoria Avenue
Plymouth



Property Description

We are excited to introduce this three bedroom mid-terrace period property to the market, situated in a popular residential location. Benefiting from three bedrooms, two reception rooms, kitchen, bathroom, enclosed rear courtyard and on-street parking.

Located in the prime location of Stoke, close to a host of local amenities such as shops and restaurants, well-regarded schools, local parks whilst offering easy access to the city centre, Plymouth university and major transport links.

As you enter this property, you have a spacious living room with a featured fireplace, followed by a separate dining room, and a kitchen with matching wall and base units and access to an enclosed rear courtyard.

On the first floor, you will find two good-sized doubled bedrooms with the primary bedroom benefiting from a bay window, a single bedroom and a bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers an enclosed rear courtyard.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

15' maximum x 12' maximum (4.57m

maximum x 3.66m maximum)

Dining Room

11' 11" maximum x 10' 6" maximum (3.63m maximum x 3.20m maximum)

Kitchen

10' x 5' 8" (3.05m x 1.73m)

First Floor

Bedroom One

12' 5" maximum x 12' 2" maximum (3.78m maximum x 3.71m maximum)

Bedroom Two

12' 4" maximum x 11' 10" maximum (3.76m maximum x 3.61m maximum)

Bedroom Three

8' 4" x 5' 9" (2.54m x 1.75m)

Bathroom

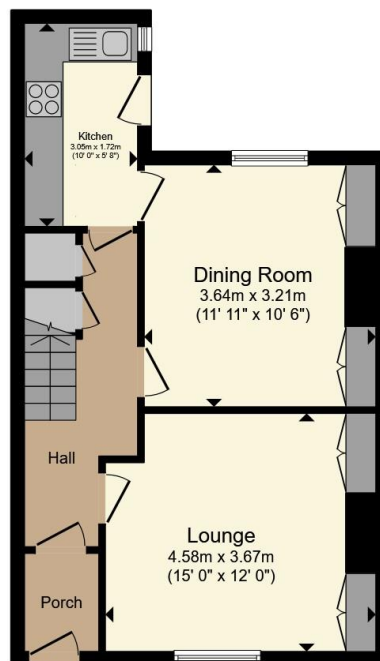
Agent Note:

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.

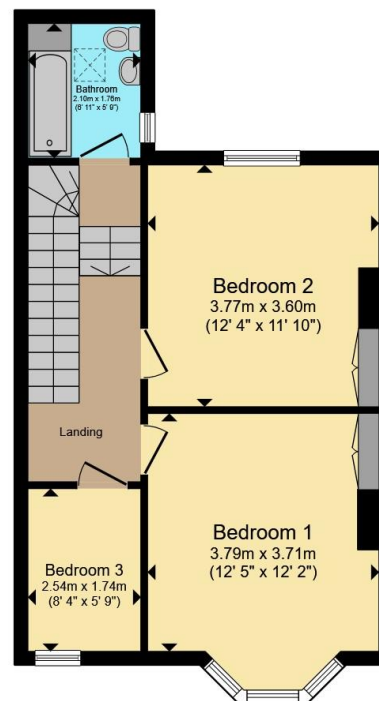








Ground Floor



First Floor

Total floor area 91.4 m² (984 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

Connells

To view this property please contact Connells on

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32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313846



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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