



**Connells**

Harwell Street  
Plymouth



### Property Description

Welcoming to the market is the exciting opportunity to acquire this four bedroom mid-terrace property arranged over three floors, situated in a prime central location. Benefiting from, three double bedrooms, one single bedroom, kitchen, lounge, W.C., bathroom, rear courtyard and allocated parking.

Located in the centre of Plymouth, close to a host of local amenities such as an array of shops and restaurants whilst being a stone's throw from the city centre, Plymouth university, Plymouth train station and main bus routes.

As you enter this property, you have a light and airy lounge with a storage which is currently being used as a bedroom, a sizeable well-appointed kitchen with matching wall and base units with direct access to the rear courtyard, this floor also benefits from a downstairs W.C.

On the first floor, you have two spacious double bedrooms with the primary bedroom benefiting from a beautiful box bay window. With more storage space to the landing.

On the top floor of this home, you have a further spacious double bedroom and a good-sized single bedroom and completing this home you have a large bathroom comprising walk-in shower, bath, hand basin and W.C.

Externally, this property offers a courtyard to the rear and allocated parking to the front.

This property offers ample storage space and is ready to move into condition and is the perfect buy for a growing family or investor, appealing to a wide range of buyers.

### BOOK YOUR VIEWINGS NOW!

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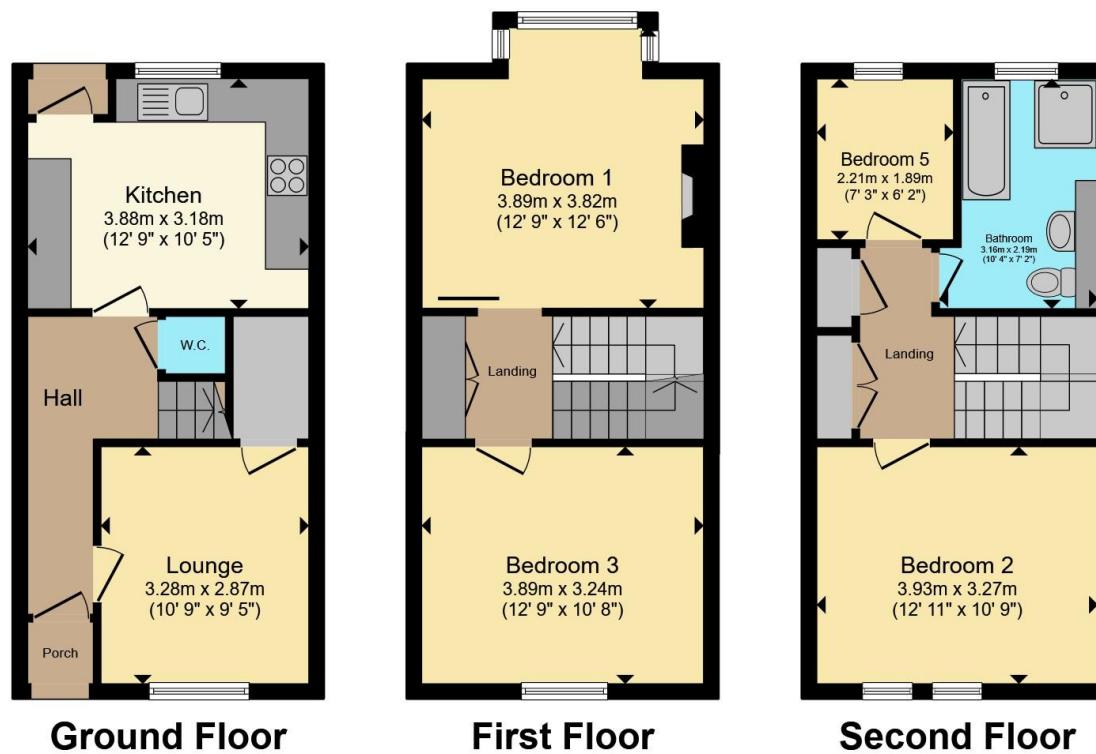
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Total floor area 98.7 m<sup>2</sup> (1,062 sq.ft.) approx

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)

**Connells**

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH312998](http://connells.co.uk/Property/PLH312998)**



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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