



**Connells**

Kipling Gardens  
Plymouth



## Property Description

We are delighted to introduce this immaculately presented two bedroom end-terrace home to the market, situated in a sought-after location. Benefiting from two double bedrooms, lounge, kitchen, bathroom, front and rear garden and easy on-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 are welcomed with a well-presented bright and airy lounge with the space to add a dining table, the perfect space for hosting and socialising and double patio doors leading to a well-maintained rear garden. A modern kitchen can also be found with modern matching wall and base units and built-in appliances as well as ample storage space throughout.

Continuing the immaculate condition, on the first floor, you will find two spacious double bedrooms with the primary bedroom offering built-in storage cupboard and a beautiful family bathroom comprising bath with over head shower, hand basin and basin.

Externally, this property offers a low-maintenance well-maintained tiered rear garden, creating the perfect space for enjoying in the summer months, a front garden and easy 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

22' maximum x 11' 5" maximum ( 6.71m maximum x 3.48m maximum )

### Kitchen

16' 6" maximum x 8' 7" maximum ( 5.03m maximum x 2.62m maximum )

## First Floor

### Bedroom One

15' maximum x 8' 10" maximum ( 4.57m maximum x 2.69m maximum )

### Bedroom Two

12' 11" x 9' 11" ( 3.94m x 3.02m )

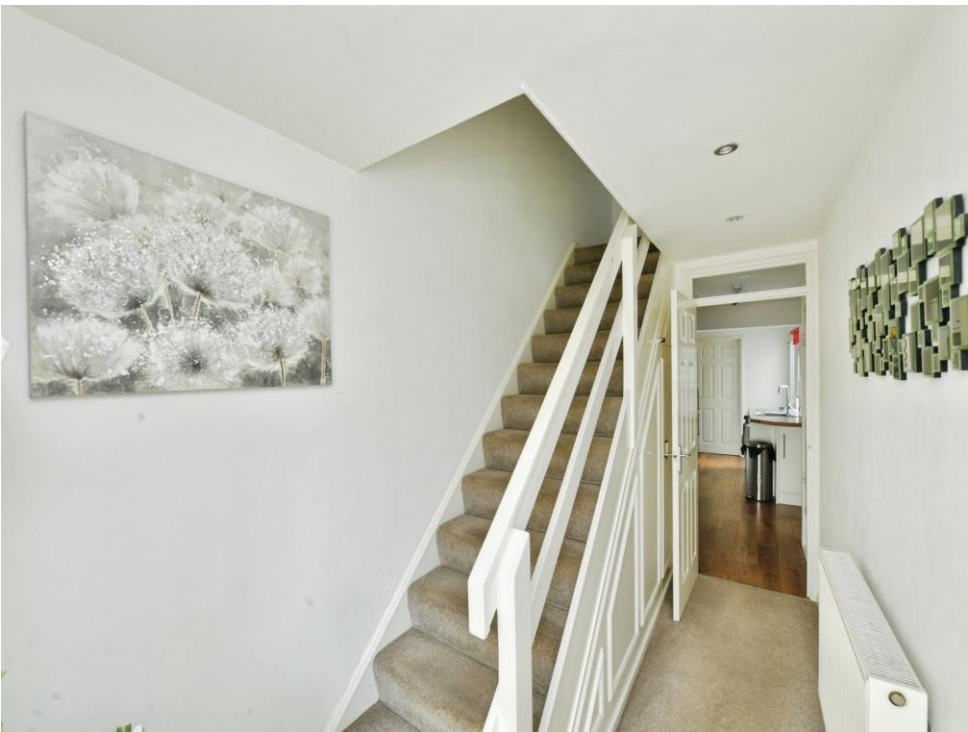
### Bathroom

7' 10" x 5' 9" ( 2.39m x 1.75m )

## 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.









Total floor area 83.1 m<sup>2</sup> (894 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)

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32 Mannamead Road  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH314008](http://connells.co.uk/Property/PLH314008)**



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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