



**Connells**

Byron Avenue  
Plymouth



## Property Description

We are delighted to introduce this beautifully presented three bedroom mid-terrace family home to the market, situated in a popular residential location. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen, utility room, shower room, conservatory, front & rear garden and easy on-street parking.

Within walking distance to a host of local amenities including well-regarded schools for all ages, supermarkets and great bus routes, whilst offering easy access on to the A38.

As you enter this home, you are welcomed with a utility room, followed by a well-appointed kitchen with matching wall and base units with access to a sizeable conservatory bringing in ample natural daylight and access to an enclosed rear garden, this floor also has a spacious light and airy lounge.

Continuing the immaculate condition, on the first floor you will find two good-sized double bedrooms, a further good-sized single bedroom and a modern family shower room comprising walk-in shower hand basin.

Externally, this home offers an enclosed rear garden with patio and decked area, perfect for socialising and hosting in the summer months, a front garden and easy on-street parking.

This property is an attractive opportunity to

acquire a stunning home and create a wonderful family home, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Utility Room

6' 4" x 5' 3" ( 1.93m x 1.60m )

### Kitchen

10' 3" x 7' 3" ( 3.12m x 2.21m )

### Lounge

20' maximum x 10' 4" maximum ( 6.10m maximum x 3.15m maximum )

### Conservatory

12' 6" x 9' 7" ( 3.81m x 2.92m )

## First Floor

### Bedroom One

15' maximum x 10' 6" maximum ( 4.57m maximum x 3.20m maximum )

### Bedroom Two

10' maximum x 8' 11" maximum ( 3.05m maximum x 2.72m maximum )

### Bedroom Three

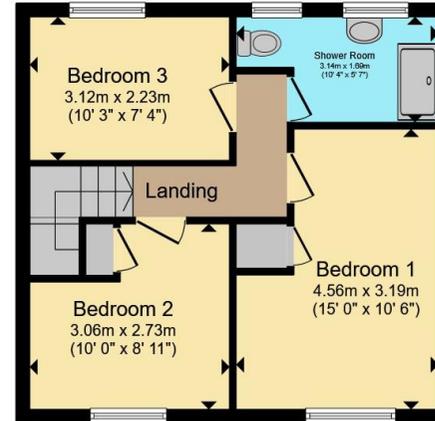
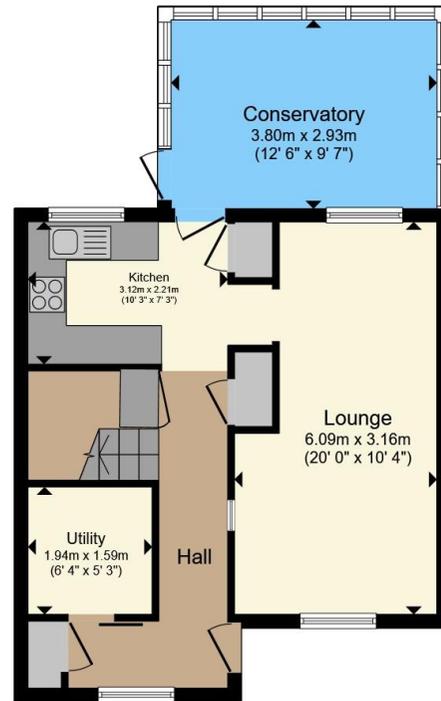
10' 3" x 7' 4" ( 3.12m x 2.24m )

### Shower Room









**Ground Floor**

**First Floor**

Total floor area 94.2 m<sup>2</sup> (1,014 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

**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: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313367](http://connells.co.uk/Property/PLH313367)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH313367 - 0002