



Connells

Mainstone Avenue
Plymouth



Property Description

We are excited to introduce this well-presented two bedroom mid-terrace period property to the market, situated in a prime central location. Benefiting from two double bedrooms, two reception rooms, kitchen, utility room, shower room, enclosed rear garden, garage and on-street parking.

Located in Cattedown, close to a host of local amenities such as shops and restaurants and a stone's throw away from the city centre, Plymouth university, the barbican and Hoe and offers easy access to main transport links.

As you enter this home, you are welcomed with a spacious light and airy lounge with a beautiful bay window, which flows effortlessly into a separate dining area, perfect for hosting and socialising, a kitchen with matching wall and base units with access to the rear garden and a separate utility room.

Continuing the good condition of this home, on the first floor, you will find two sizeable double bedrooms with the second bedroom benefiting from built-in wardrobe space, and a family bathroom with walk-in shower, hand basin and W.C. as well as ample storage space.

Externally, this property offers an enclosed rear garden, perfect for enjoying in the summer months, a garage and 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

15' 1" maximum x 11' 8" maximum (4.60m maximum x 3.56m maximum)

Dining Room

12' 6" x 10' 5" (3.81m x 3.17m)

Kitchen

10' 5" x 7' 5" (3.17m x 2.26m)

Utility

9' 3" x 8' 2" (2.82m x 2.49m)

First Floor

Bedroom One

16' 3" x 12' 9" (4.95m x 3.89m)

Bedroom Two

13' x 9' 7" (3.96m x 2.92m)

Shower Room









Total floor area 109.3 m² (1,177 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: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313354



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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Property Ref: PLH313354 - 0002