



**Connells**

Hawarden Cotts  
Prince Rock Plymouth



## Property Description

We are delighted to introduce this well-presented two bedroom end of terrace home to the market, situated in a prime central location. Benefiting from two double bedrooms, lounge, kitchen, bathroom, front garden, enclosed rear courtyard and on-street parking.

Located in Cattedown, close to a host of local amenities such as an array of 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 beautifully presented lounge with a stunning feature fireplace, followed by a generous-sized kitchen with modern matching wall and base units and built-in appliances and access to an enclosed rear courtyard, a family bathroom can also be found on this floor comprising bath with overhead shower, hand basin and W.C.

Continuing the good condition, on the first floor you will find two spacious good-sized double bedrooms completing this home.

Externally, this property offers an enclosed rear courtyard, perfect for enjoying in the summer months, a front garden and on-street parking.

This home is an attractive opportunity for a first-time buyer or growing family, appealing

to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Store

### Lounge

11' maximum x 10' 10" maximum ( 3.35m maximum x 3.30m maximum )

### Kitchen

12' 10" maximum x 8' 9" maximum ( 3.91m maximum x 2.67m maximum )

### Bathroom

### Bathroom

7' 8" x 5' 9" ( 2.34m x 1.75m )

## First Floor

### Bedroom One

14' 9" maximum x 10' 11" maximum ( 4.50m maximum x 3.33m maximum )

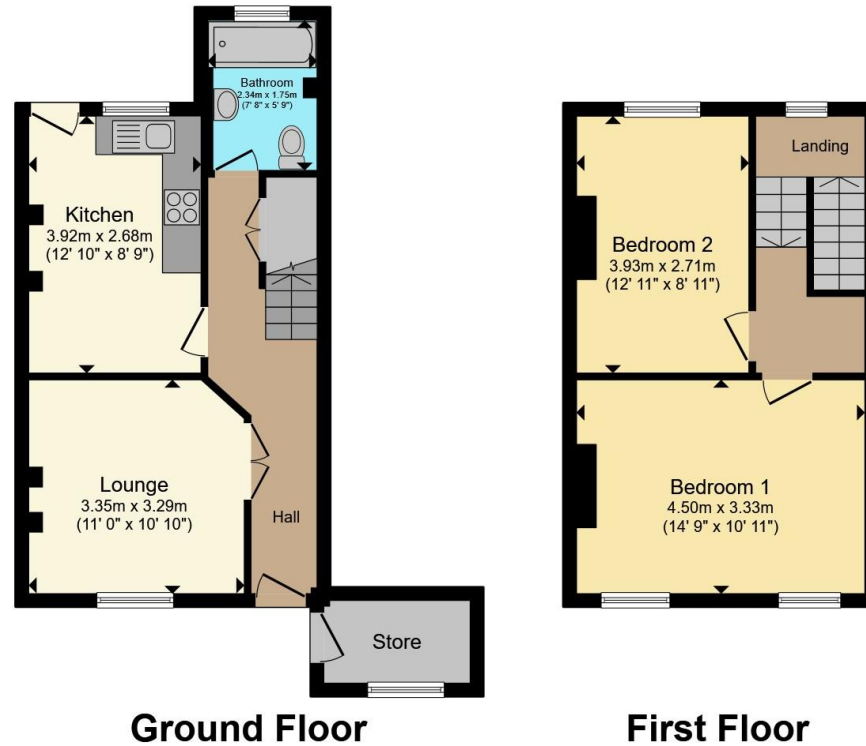
### Bedroom Two

12' 11" maximum x 8' 11" maximum ( 3.94m maximum x 2.72m maximum )









Total floor area 72.0 m<sup>2</sup> (775 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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EPC Rating: D Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PLH313699](http://connells.co.uk/Property/PLH313699)**



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