



Connells

Fairview Avenue
Plymouth



Property Description

We are delighted to introduce this beautiful three bedroom semi-detached home to the market, situated in a popular residential location. Benefiting from three bedrooms, two reception rooms, kitchen, utility, bathroom, rear garden, garage and driveway.

Located in the popular residential location of Laira, offering easy access to the city centre, well-regarded schools, the A38 and major transport links.

As you enter this home, you are welcomed with a well-presented bright and airy lounge with a beautiful bay window which flows effortlessly into a separate dining room, perfect for hosting and socialising with double patio doors leading to the rear garden, a kitchen with modern matching wall and base units and a separate utility room which offers access to the to the driveway.

Continuing the good condition, on the first floor you will find two spacious double bedrooms, a single bedroom and a modern family bathroom comprising walk-in shower, freestanding bath, hand basin and W.C.

Externally, this home offers a low maintenance well-maintained patioed rear garden, perfect for enjoying in the summer months and a garage and driveway to the front.

This property is an attractive opportunity to acquire a fantastic property and create a

wonderful family home.

EARLY VIEWINGS ADVISED!

Ground Floor

Lounge

12' 7" maximum x 10' maximum (3.84m maximum x 3.05m maximum)

Dining Room

11' 9" maximum x 11' 4" maximum (3.58m maximum x 3.45m maximum)

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

Utility

First Floor

Bedroom One

11' 8" maximum x 10' 11" maximum (3.56m maximum x 3.33m maximum)

Bedroom Two

12' 2" maximum x 11' 1" maximum (3.71m maximum x 3.38m maximum)

Bedroom Three

7' 6" x 7' 1" (2.29m x 2.16m)

Bathroom

Agent Note:

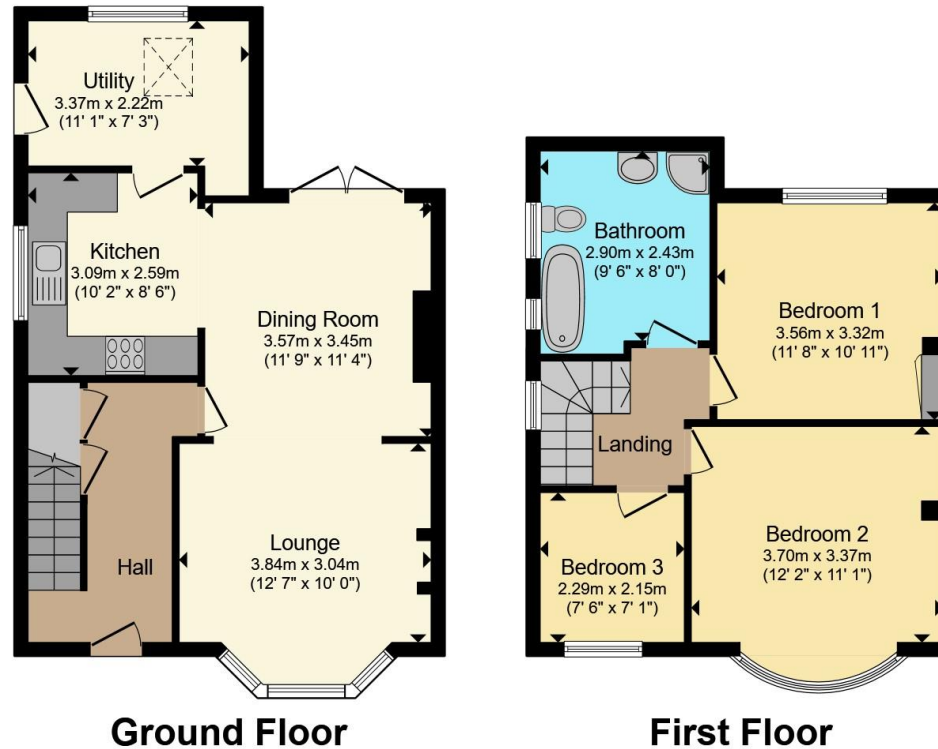
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 96.1 m² (1,035 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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313784



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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