



Connells

Bicton Close
Plymouth



Property Description

We are delighted to introduce this immaculately presented three bedroom mid-terrace home to the market, situated in a sought-after location. Benefiting from two double bedrooms, one single bedroom, lounge, kitchen/diner, shower room, front and rear garden and easy on-street parking.

Located in the popular residential location of Leigham, close to a host of local amenities, local parks, well-regarded schools and offers easy access to the A38 and direct bus routes to Derriford Hospital and the city centre.

As you enter this stunning home, you are welcomed with a spacious well-presented living room, flowing effortlessly into the kitchen/diner giving that contemporary feel with modern matching wall and base units and built-in appliances to the kitchen area and access to the rear garden, the perfect space for hosting and socialising.

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 shower room comprising walk-in shower, hand basin and W.C.

Externally, this home has a beautiful well-maintained low-maintenance front and rear garden, perfect for enjoying in the summer months, and easy on-street parking.

This property is an attractive opportunity to

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

EARLY VIEWINGS ADVISED!

Ground Floor

Living Room

15' 11" maximum x 11' 5" maximum (4.85m maximum x 3.48m maximum)

Kitchen/Diner

18' 11" maximum x 8' 10" maximum (5.77m maximum x 2.69m maximum)

First Floor

Bedroom One

11' 7" maximum x 9' 6" maximum (3.53m maximum x 2.90m maximum)

Bedroom Two

10' 8" maximum x 8' 11" maximum (3.25m maximum x 2.72m maximum)

Bedroom Three

8' 11" maximum x 5' 10" maximum (2.72m maximum x 1.78m maximum)

Shower Room

Agents Note;

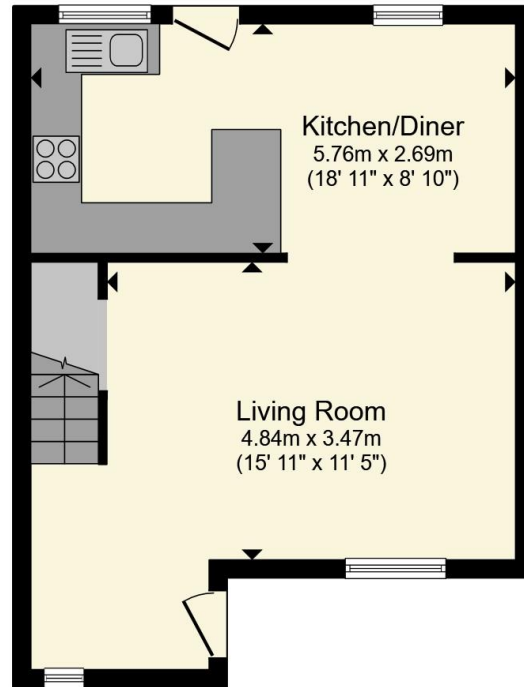
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.

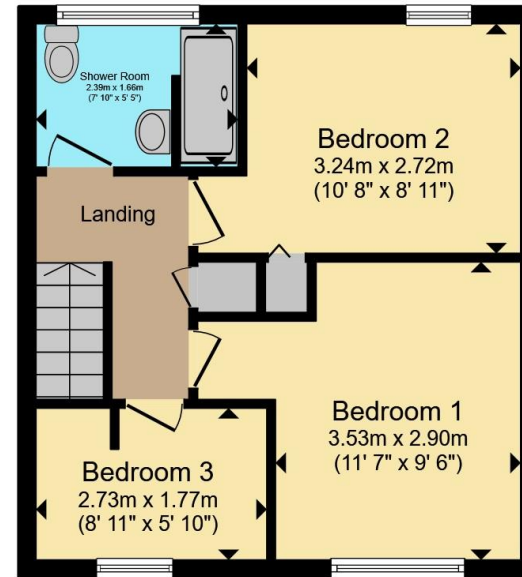








Ground Floor



First Floor

Total floor area 75.5 m² (813 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

Connells

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/PLH313860



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.

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