



Connells

Waltham Place
Plymouth



Property Description

We are excited to introduce this two bedroom end of terrace property to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen, utility, conservatory, front & rear garden and garage & driveway.

The property is located close to a local bus route which gives direct access into the city centre as well as being close to local parks and Ham Woods.

As you enter this property, you are welcomed with a good-sized kitchen with matching wall and base units, followed by a spacious lounge with sliding doors to a bright and airy conservatory and a separate utility space.

On the first floor, you will find two generous-sized double bedrooms both with built-in storage space, and completing this home you have a bathroom comprising bath with overhead shower, hand basin and a separate W.C.

Externally, this property offers a well-maintained, low-maintenance front & rear garden, creating the perfect space for enjoying in the summer months, and a large garage and driveway.

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

Kitchen

10' 8" maximum x 8' 9" maximum (3.25m maximum x 2.67m maximum)

Lounge

16' 1" maximum x 15' maximum (4.90m maximum x 4.57m maximum)

Utility

Conservatory

10' 11" x 6' 11" (3.33m x 2.11m)

Garage

25' 6" x 6' 11" (7.77m x 2.11m)

First Floor

Bedroom One

15' x 9' 11" (4.57m x 3.02m)

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Bathroom

W.C.









Total floor area 103.8 m² (1,117 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110132



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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