

Connells

Warleigh Avenue
Plymouth

Warleigh Avenue
Plymouth PL2 1NP

for sale
£220,000







Property Description

We are delighted to introduce this three bedroom mid-terrace family home to the market, situated in a popular residential location. Benefiting from three double bedrooms, lounge, dining room, kitchen, downstairs W.C, shower room, large basement, rear courtyard and on-street parking.

Located in Keyham, close to a host of local amenities, local parks, well-regarded schools and main transport links whilst being a short drive to the city centre.

As you enter this home, you are welcomed with a spacious bright and airy lounge with a beautiful bay window, which flows effortlessly in to a separate dining room with direct access to the rear courtyard, creating the perfect space for hosting and socialising. Followed by a convenient downstairs W.C and a kitchen with matching wall and base units.

Continuing the good condition, on the first floor, you will find three good-sized double bedrooms with the primary and third bedroom offering stunning bay windows, and completing this home you will find the shower room comprising a corner walk-in shower, hand basin and W.C.

This property also benefits from a large basement, perfect for converting into another family area or simply for extra storage.

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

This property is an attractive opportunity to acquire a fantastic property and create a wonderful family home.

EARLY VIEWINGS ADVISED!

Basement

Basement
14' 5" maximum x 11' 11" maximum (4.39m maximum x 3.63m maximum)

Basement
12' 11" maximum x 9' 5" maximum (3.94m maximum x 2.87m maximum)

Ground Floor

Lounge
12' 3" maximum x 11' 11" maximum (3.73m maximum x 3.63m maximum)

Dining Room
12' 11" maximum x 9' 5" maximum (3.94m maximum x 2.87m maximum)

W.C.

Kitchen
10' 5" x 7' 10" (3.17m x 2.39m)

First Floor

Bedroom One

15' 2" maximum x 15' 1" maximum (4.62m maximum x 4.60m maximum)

Bedroom Two

12' 8" maximum x 9' 3" maximum (3.86m maximum x 2.82m maximum)

Bedroom Three

10' 5" maximum x 8' 3" maximum (3.17m maximum x 2.51m 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.



















Total floor area 144.5 m² (1,555 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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EPC Rating: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU110298

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.