



SELL • LET • MANAGE

Connaught Avenue, Plymouth, PL4 7BY  
£170,000

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£170,000

# Connaught Avenue

Plymouth, PL4 7BY

- First Floor Apartment
- Private Roof Terrace
- Spacious Accommodation
- Gas Central Heating
- No Onward Chain
- Three Double Bedrooms
- Parking
- Ground Floor Entrance
- Mutley Location
- Ideal FTB/BTL

## ROOF TERRACE AND PARKING

DC Lane are delighted to present a particularly spacious three double bedroom apartment located along a tree lined avenue just off Mutley Plain.

The entrance is on the ground floor and opens into an area for storage or bikes. Stairs rise to the first floor spanning the width of the double fronted building and offers flexible living comprising of three double bedrooms, lounge, kitchen and bathroom. The landing has door access opening onto a generous south facing private roof terrace, a wonderful space for entertainment. There is an external staircase leading down to the private off road parking at the rear.

This superb apartment is currently let and would make an ideal First time Buy or Buy to Let investment, a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## First Floor

Lounge	10'7" x 14'8" (3.25 x 4.49)
Kitchen	6'2" x 14'6" (1.88 x 4.43)
Bedroom One	14'0" x 14'6" (4.28 x 4.43)
Bedroom Two	12'2" x 14'6" (3.71 x 4.43)
Bedroom Three	10'0" x 14'8" (3.06 x 4.49)
Bathroom	4'11" x 11'1" (1.52 x 3.40)
External	
Roof Terrace	16'8" x 11'4" (5.09 x 3.47)





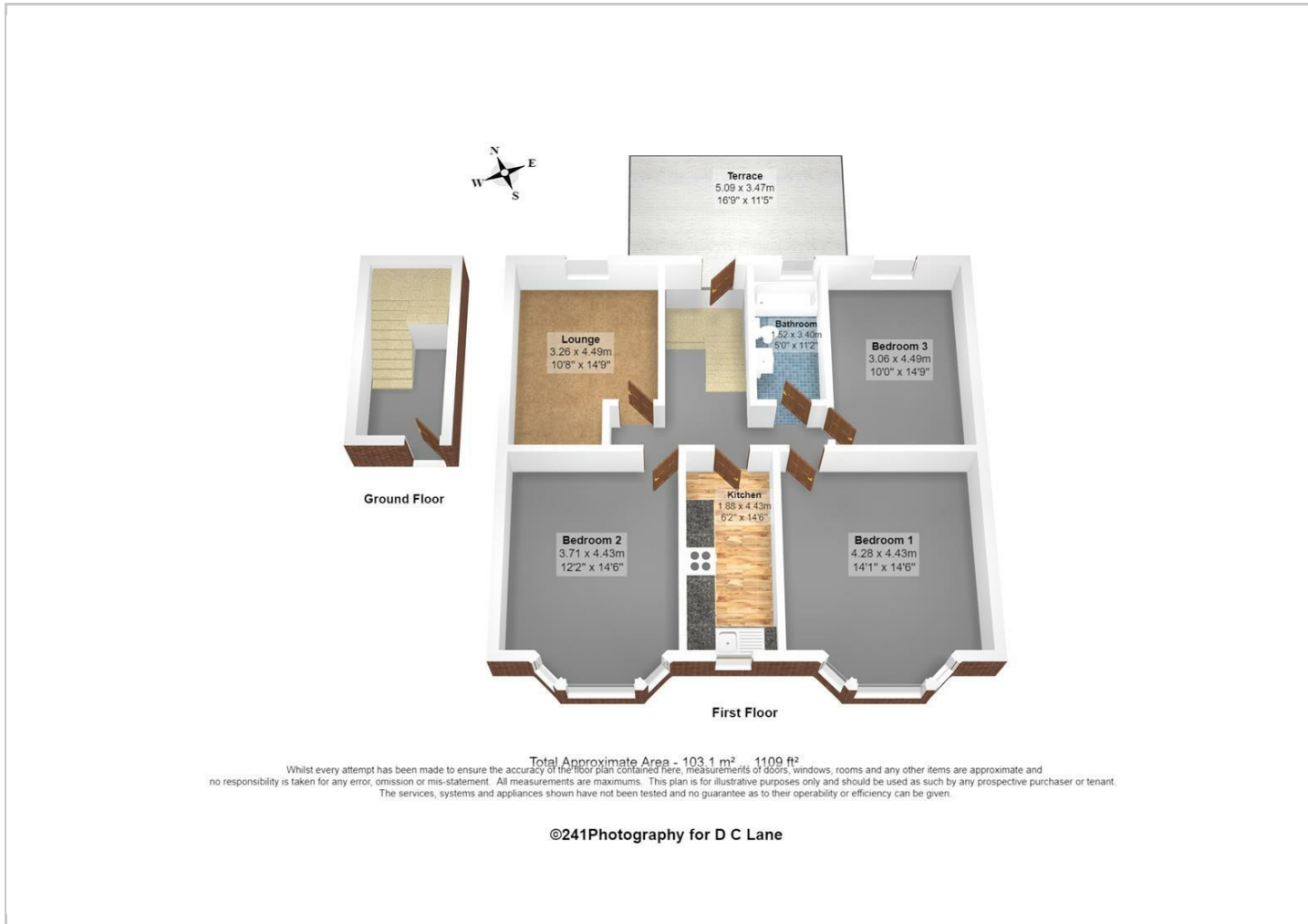
## Directions

From the DC Lane office on Mutley Plain turn right onto Connaught Avenue and the property can be found on the right hand side.

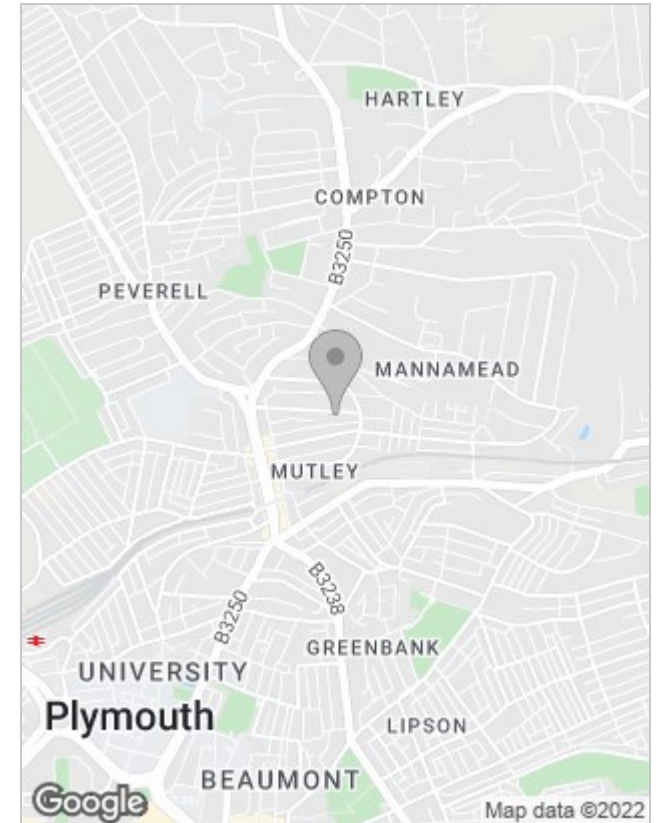




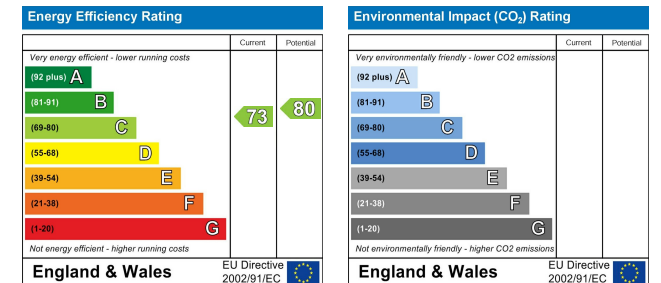
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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