



154 Mannamead Road

Mannamead, Plymouth, PL3 5QL

£250,000



Spacious ground floor flat in substantial period built building. Characterful & period features. Updating & refurbishment required. Gas central heating. Large lounge with impressive fireplace, spacious kitchen/diner, large double bedroom & bathroom/WC. Study/bedroom two. Garden, single garage & parking space.

FLAT 3, 154 MANNAMEAD ROAD, MANNAMEAD, PL3 5QL

THE PROPERTY

A most spacious ground floor flat being one of three flats created out of the conversion of this substantial period built building thought to date back to the late Victorian era.

The property retains some characterful and period features and is in need of a programme of updating, improvement and refurbishment to bring it up to a modern uniform standard, as such it offers good potential.

The accommodation with an entrance hall giving access to all rooms. A small study, a generous size kitchen/dining room housing the modern Worcester boiler which services the central heating and domestic hot water, a spacious lounge with impressive large period fireplace, a double bedroom and an en suite bathroom/WC.

Externally, with private drive, garden areas and parking space.

LOCATION

Found in this prime, popular and established residential area of Mannamead with a good variety of local services and amenities nearby. The position convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL

Long hallway with high ceiling.

LOUNGE 17'6 x 13'5 max (5.33m x 4.09m max)

Three windows to the front. Impressive period fireplace.

KITCHEN/DINING ROOM 15'10 x 13'5 max (4.83m x 4.09m max)

Fireplace recess. Wall mounted Worcester boiler servicing the central heating and hot water. Double drainer sink unit.

BEDROOM 14'2 x 12'7 (4.32m x 3.84m)

Two windows to the front.

STUDY/BEDROOM TWO

BATHROOM

Bath, WC and wash hand basin.

EXTERNALLY

A private drive with garage and parking in front. Garden areas. The two other flats in the building have access and right of way both to their garages and parking and to their properties.

AGENTS NOTE

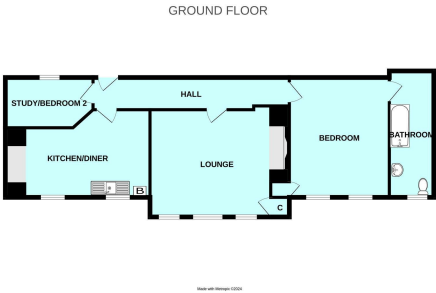
Tenure - Leasehold. 378 year lease from 25.12.1972 with 326 years remaining. £25 rising to £800.

Plymouth City Council - Band B.

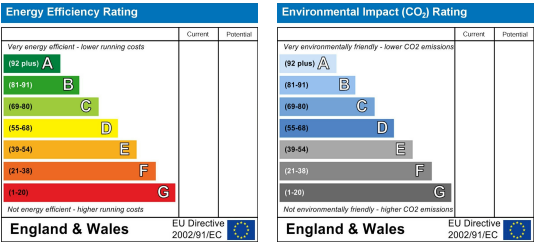
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.