



## 32 Rockingham Road

Mannamead, Plymouth, PL3 5BW

Guide Price £400,000



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## ROCKINGHAM ROAD, MANNAMEAD, PLYMOUTH, PL3 5BW

**GUIDE PRICE £400,000 - £425,000**

### SUMMARY

A semi-detached house built circa 1970 with well proportioned light & airy accommodation. Standing on a generous-sized wide plot with potential to extend or create additional parking. The accommodation comprising 2 reception rooms, kitchen & downstairs wc, 3 bedrooms & a bathroom/wc. Vacant & no onward chain.

### LOCATION

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

### ACCOMMODATION

A ground door opens into a reception hall with doors off to all main rooms & a staircase rising past a deep storage cupboard which contains the electric meter & consumer unit, rising to the first floor. A generous sized front set lounge with picture window to the front, sliding doors to the good-sized dining room, to the rear with patio door overlooking & opening into the rear garden. The kitchen re-fitted with integrated appliances & access to a side lobby, off-which is a useful downstairs cloakroom/wc where the Vaillant gas fired boiler is housed

servicing the central heating & domestic hot water. Next to this a useful utility cupboard with space for a washing machine & tumble dryer.

At first floor level windows to the front & side & giving access to 3 bedrooms, the 2 main bedrooms being good-sized doubles & a third good-sized bedroom. The bathroom comprises a bath having shower over, pedestal wash hand basin, wc & separate shower.

The property stands on a relatively wide, large plot having front garden, private drive providing off-street parking & giving access to the attached garage. To the side of the garage an additional wide area leads around to the enclosed generous-sized wide rear garden.

The side & width of the plot clearly providing potential for remodelling of the property itself by extension of the house & perhaps with a double or single storey extension and/or providing a larger garage or additional parking if desired.

Vacant with no onward chain.

### GROUND FLOOR

#### HALL

11'6 x 9'5 max (3.51m x 2.87m max)

#### LOUNGE

13'6 x 12'1 (4.11m x 3.68m)

**DINING ROOM**  
15'6 x 10'2 (4.72m x 3.10m)

**KITCHEN**  
12'4 x 9'1 (3.76m x 2.77m)

**REAR LOBBY**  
9'11 x 2'10 (3.02m x 0.86m)

**WC**  
5'10 x 2'11 (1.78m x 0.89m)

**UTILITY CUPBOARD**  
2'11 x 2'8 (0.89m x 0.81m)

**FIRST FLOOR**

**LANDING**  
13'10 x 12'5 (4.22m x 3.78m)

**BEDROOM ONE**  
18'4 x 10'8 (5.59m x 3.25m)

**BEDROOM TWO**  
13 x 10'11 (3.96m x 3.33m)

**BEDROOM THREE**  
9'6 x 7'8 (2.90m x 2.34m)

**BATHROOM**  
9'6 x 6 (2.90m x 1.83m)

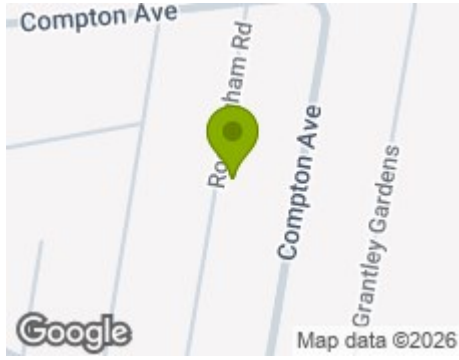
**GARAGE**  
16' x 8'11 (4.88m x 2.72m)

**COUNCIL TAX**  
Plymouth City Council  
Council Tax Band: D

**SERVICES**  
The property is connected to all the mains services:  
gas, electricity, water and drainage.



## Road Map



## Hybrid Map

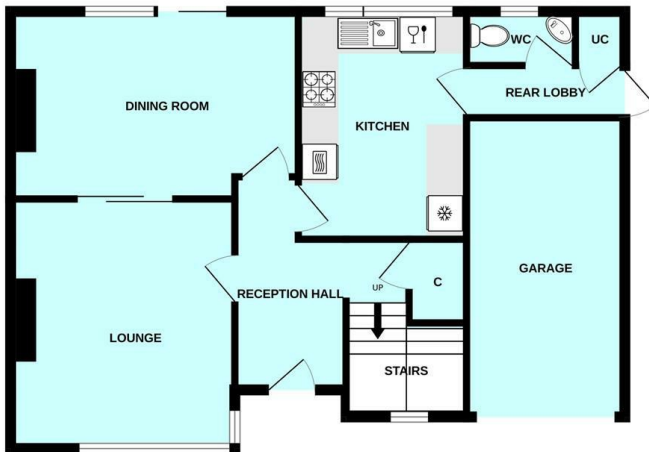


## Terrain Map

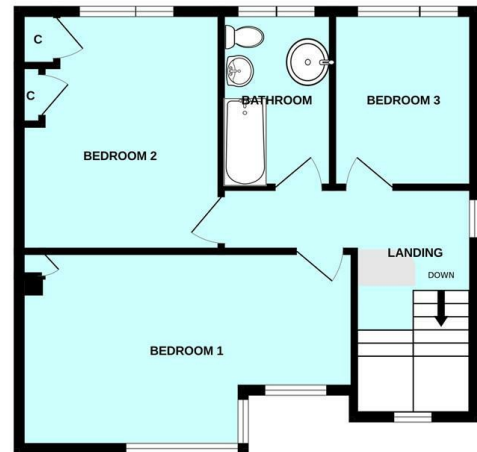


## Floor Plan

GROUND FLOOR



1ST FLOOR

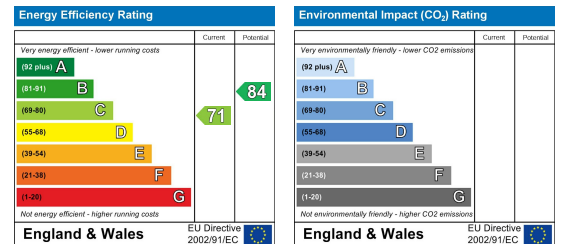


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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