



# 57 Bonville Road, Plymouth PL6 6TE

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

## Description

A two double bedroom semi-detached property requiring modernisation situated in the popular Southway area of Plymouth. The property offers a dual aspect sitting room and kitchen/diner to the ground floor, with two double bedrooms and a bathroom to the first floor, with the potential for reconfiguration subject to any requisite consents, to create three bedrooms. The property offers good sized front and rear gardens with on street parking and is likely to appeal to owner occupiers, residential lettings investors and builder/developers as a post works onwards resale opportunity. Cash buyers only due to non-traditional construction.

## Situated

Bonville Road is a well-established and popular residential area situated on the fringes of Southway, with excellent access to the A38, Derriford Hospital, local shops, educational facilities catering for all age groups and the vibrant city centre of Plymouth.

## Ground Floor

Entrance hall, dual aspect sitting room with rural views over the townscape and a kitchen/diner.

## First Floor

Two double bedrooms and bathroom.

## Outside

Good sized front and rear gardens being mainly laid to lawn.

## Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.



General enquiries Countrywide Property Auctions 01395 275691.

## EPC Rating

D

## Council Tax Band

A

