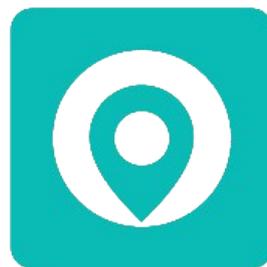


# clever



## Flat 18, 46 Ebrington Street

, Plymouth, PL4 9AD

**Offers in excess of £110,000**



Nestled in the heart of Plymouth, this charming one-bedroom house on Ebrington Street offers a perfect blend of modern living and city convenience. Built in 2008, this purpose-built property spans an inviting 474 square feet, making it an ideal choice for individuals or couples seeking a stylish urban retreat.

Upon entering, you will find a well-appointed reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed to maximise space and comfort, ensuring a restful night's sleep. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is its prime city centre location. Residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making it an excellent base for exploring all that Plymouth has to offer.

This property is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to downsize, this modern one-bedroom house presents a fantastic opportunity to embrace city living in a contemporary setting. Don't miss your chance to make this delightful home your own.



Kitchen Dining Room 24'6" x 9'9" (7.48m x 2.99m)

Bathroom 7'10" x 5'7" (2.39m x 1.72m)

Bedroom 12'11" x 9'4" (3.96m x 2.85m)



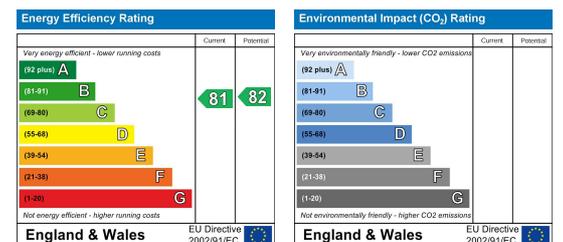
## Area Map



## 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.

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