



75 GRANTHAM CLOSE

PLYMOUTH, PL7 1UN

£180,000
FREEHOLD

Situated at the end of a popular cul-de-sac in the Merafield area of Plympton. Located on a level site accommodation consists of open/plan lounge/kitchen/diner, large double bedroom and a bathroom. Benefiting from double glazing, electric and gas heating, gardens front and rear, allocate parking and a garage. Offered with no onward chain a viewing is highly advised.



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- Terrace House
- Allocated Parking & Garage
- Lounge/Kitchen/Diner
- No Chain
- Double Bedroom
- Open Plan Living
- Front & Rear Gardens
- Viewing Recommended



Entrance:

Via uPVC part glazed door into:

Lounge Area: 3.79m x 3.46m (12'5" x 11'4")

uPVC double glazed window to the front, cupboard housing utility meters, feature fireplace with inset gas fire and stairs to the first floor.

Open plan into:

Kitchen/Dining Area: 3.79m x 3.28m (12'5" x 10'9")

uPVC double glazed window and door to the rear. Wall and floor mounted units with roll edge worktops and tiling to splash back areas. Built in gas hob with extractor over and oven beneath, bowl and a half drainer sink unit, integrated freezer and spaces for washing machine and fridge. Wall mounted boiler.

Bedroom: 4.99m x 3.79m (16'4" x 12'5")

uPVC double glazed window to the front, wall mounted electric heater, door to storage cupboard and door to:

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Tiling to splash back area and to shower area and heated towel rail.

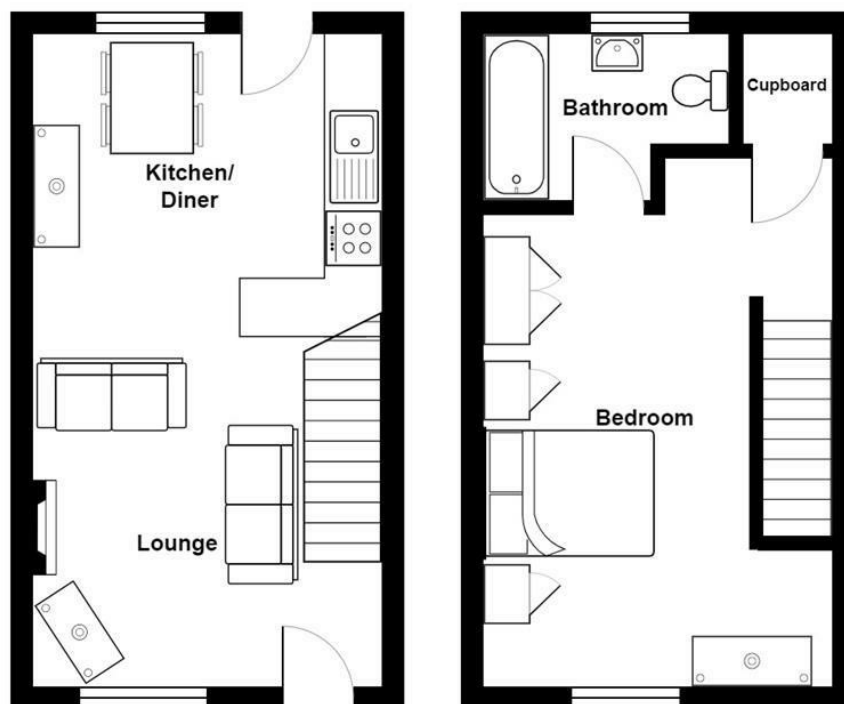
Outside:

To the front of the property is a garden lain mainly to lawn with a path to the front door. Further to the front is an allocated parking space. To the rear is a garden with crazy paving on two levels. To the side of the property situated nearby is a single garage with metal up and over door.

Material Information:

- * Council Tax Band - A Annual Cost £1476.58
- * Mains gas, electric, sewage and water, Gas & electric Heating,
- * Parking - Allocated Parking & Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast- None
- * Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-None, Three-Likely, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface Water - Very Low Rivers & Sea - Very Low
- * Construction - Standard

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Total Area: 51.2 m² ... 551 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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