



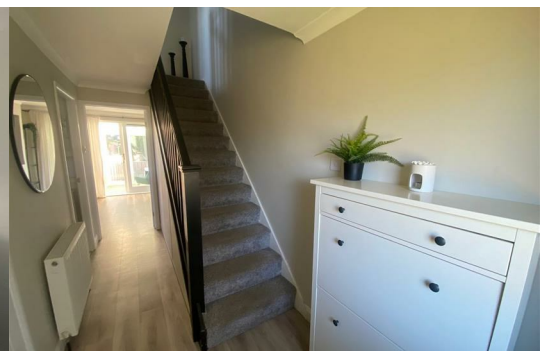
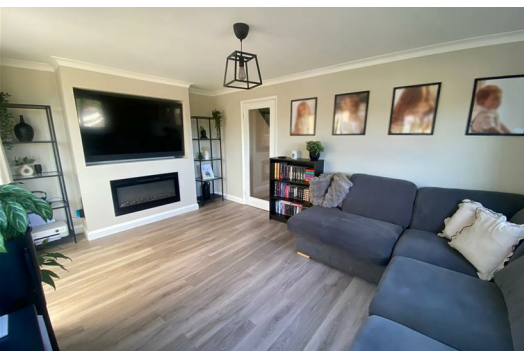
## 99 Grantham Close

Plympton, Plymouth, PL7 1UN

Offers Over £240,000



Beautifully-presented end-terraced property with a garage & parking in a nearby block. The accommodation comprises an entrance hall & newly-fitted open plan kitchen/diner, separate lounge & rear conservatory. Upstairs there are 3 bedrooms & the family bathroom. There are gardens to the front, side & rear.



## GRANTHAM CLOSE, PLYMPTON, PLYMOUTH PL7 1UN

### ACCOMMODATION

uPVC door with inset obscured glass panel, opening into the entrance hall.

### ENTRANCE HALL 14'0" x 5'8" (4.288 x 1.740)

Stairs ascending to the first floor landing with under-stairs storage. Doors leading to storage cupboards. Doors opening into the kitchen/diner and the lounge.

### KITCHEN/DINER 9'8" x 14'1" (2.960 x 4.313)

Recently fitted and immaculately-presented, with a matching range of base and wall-mounted units incorporating a laminate square-edged work surface, integrated induction hob and up-stand. Composite one-&-a-half bowl sink unit with mixer tap. Integrated Bush oven with extractor hood over. Space for a dishwasher. Space for a washing machine. Space for a tumble/dryer. Space for a fridge/freezer. uPVC double-glazed window to the front elevation.

### LOUNGE 15'7" x 10'7" (4.773 x 3.246)

Dual aspect with uPVC double-glazed windows to the side and rear elevation. Feature media wall. Wooden doors, with inset glass panels, opening into the conservatory.

### CONSERVATORY 7'11" x 8'7" (2.415 x 2.620)

Constructed in uPVC double-glazing set onto a low wall. Plumbed with a radiator. Power. uPVC double-glazed sliding doors opening to the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Storage cupboard. Access hatch, with pull-down ladder, to boarded, insulated loft space with power and lighting.

### BEDROOM ONE 9'9" x 13'4" (2.990 x 4.075)

uPVC double-glazed window to the side elevation with beautiful views over Plympton, out towards the moors.

### BEDROOM TWO 8'3" x 11'7" (2.517 x 3.556)

uPVC double-glazed window to the front elevation with views towards Saltram.

### BEDROOM THREE 7'8" x 6'11" (2.360 x 2.126)

uPVC double-glazed window to the rear elevation overlooking the rear garden with views over Plympton towards the moors.

### FAMILY BATHROOM 5'5" x 7'0" (1.663 x 2.143)

Fitted with a matching suite comprising a 'P'-shaped panelled bath with mains-fed shower and a glass shower screen, vanity sink unit with mixer tap and storage beneath and integrated close-coupled toilet. Chrome heated towel rail. Obscured uPVC double-glazed window to the front elevation.

### OUTSIDE

The property is approached via a path leading to the front entrance. A side gate provides side access to an area of garden laid to lawn and enclosed by fencing panels, in turn leading to the rear garden. Adjacent to the rear of the property is a raised area of decking - perfect for entertaining. Outside water tap. Steps lead down to an area of lawn and patio, fully enclosed by feather-board fencing.

### COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: B

### SERVICES

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

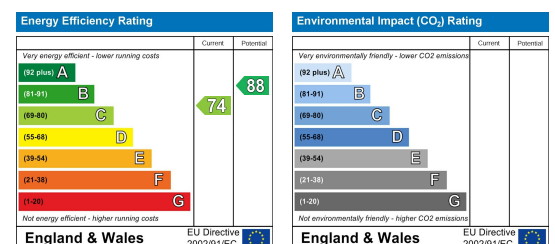
## Area Map



## Floor Plans



## Energy Efficiency Graph



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