



67 Grantham Close

Plympton, Plymouth, PL7 1UN

£170,000



Ideal investment opportunity - a well-presented end-terraced property, located in the Merfield area of Plympton with accommodation comprising an open plan kitchen/living space, bedroom & bathroom. Outside there are gardens to the front & rear with a garage in a block. The property is being sold with a tenant in situ.



GRANTHAM CLOSE, PLYMPTON, PLYMOUTH, PL7 1NU

ACCOMMODATION

uPVC double-glazed front door opening into the open plan living area including the kitchen and lounge.

OPEN PLAN LIVING AREA 22'1" x 12'4" (6.74 x 3.77)

KITCHEN AREA

Fitted with a range of matching base and wall-mounted units incorporating a square-edged beech work surface with inset ceramic 4-ring electric hob and extractor over, inset stainless-steel sink with mixer tap and mosaic tiled splash-back. Integrated electric oven. Spaces for dishwasher, fridge-freezer and tumble dryer. Breakfast bar. Recessed ceiling spotlights. uPVC double-glazed window overlooking the front garden. Staircase rising to the first floor. Built-in cupboard housing the electric and gas meters.

LOUNGE AREA

uPVC double-glazed patio doors opening to an area of decking. TV point. Recessed ceiling spotlights.

FIRST FLOOR LANDING 5'9" x 2'7" (1.76 x 0.79)

Doors leading to the first floor accommodation. Access hatch to insulated, boarded loft space, housing the gas boiler. Storage cupboard with plumbing for a washing machine.

BEDROOM 14'0" x 9'2" opening to 12'4" (4.29 x 2.81 opening to 3.78)

uPVC double-glazed window with views over adjoining fields. Ceiling light fitting. Radiator.

BATHROOM 6'9" x 6'4" opening to 9'5" (2.07 x 1.95 opening to 2.89)

Fitted with a matching suite comprising a spa bath with separate multi-jet power shower over, pedestal wash hand basin and low-level wc. Velux roof light. Recessed ceiling spotlights.

OUTSIDE

The property is approached via a flight of steps from the shared parking area, through the front garden to the front door, with side access to the rear garden. To the rear the garden is terraced including an area of decking, stone chippings and lawn, bordered and decorated with mature shrubs and bushes. The garden is south-easterly facing and the front enjoys a great deal of sunshine. The side of the property backs onto Hardwick woods and provides an outlook over the adjoining fields.

GARAGE

Located in a nearby block of garages. Up and over door.

AGENT'S NOTE

Note: There is no 'Right of Way' through to the woodland and fencing must be kept stock-proofed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

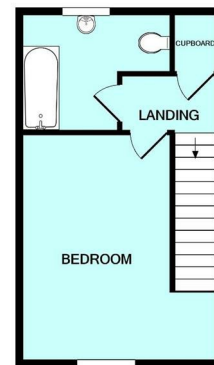
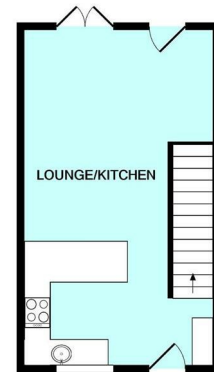
SERVICES

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

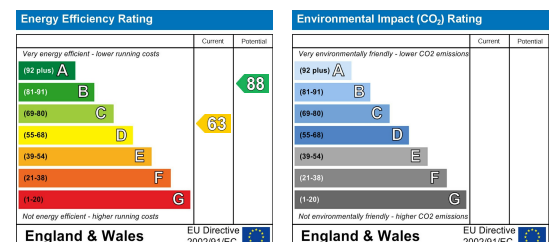
Area Map



Floor Plans



Energy Efficiency Graph



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