



Connells

Grenville Road  
Plymouth





## Property Description

This spacious Two Bedroom Ground Floor Flat located in a popular Central location. The property is within easy reach of Local Shops, Schools, Plymouth City Centre and Commuter Links.

In need of some modernisation throughout this would suit any buyer looking for an affordable yet charming flat to make their own.

There are lot of benefits to this wonderful home briefly comprises of Two Bedrooms, Living Room, Family Bathroom and Kitchen.

## Entrance Hall

The Entrance Hall features built in storage and access to the rear.

## Lounge

13' 7" x 11' 8" ( 4.14m x 3.56m )

The Lounge features a double glazed front bay window, fireplace and laminate flooring.

## Kitchen

11' 1" x 8' 6" ( 3.38m x 2.59m )

The fitted Kitchen comprises; double glazed rear window, boiler and vinly tiled flooring.

## Bedroom One

12' 7" x 11' 8" ( 3.84m x 3.56m )

The first double Bedroom features a double glazed side window and laminate flooring.

## Bedroom Two

11' 8" x 10' 9" ( 3.56m x 3.28m )

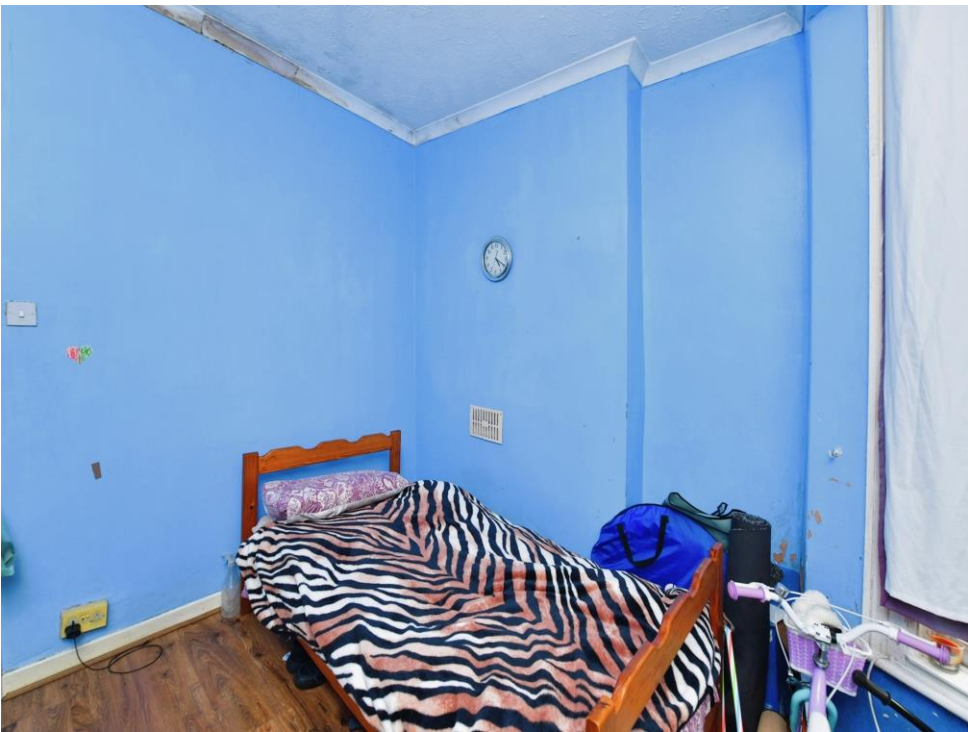
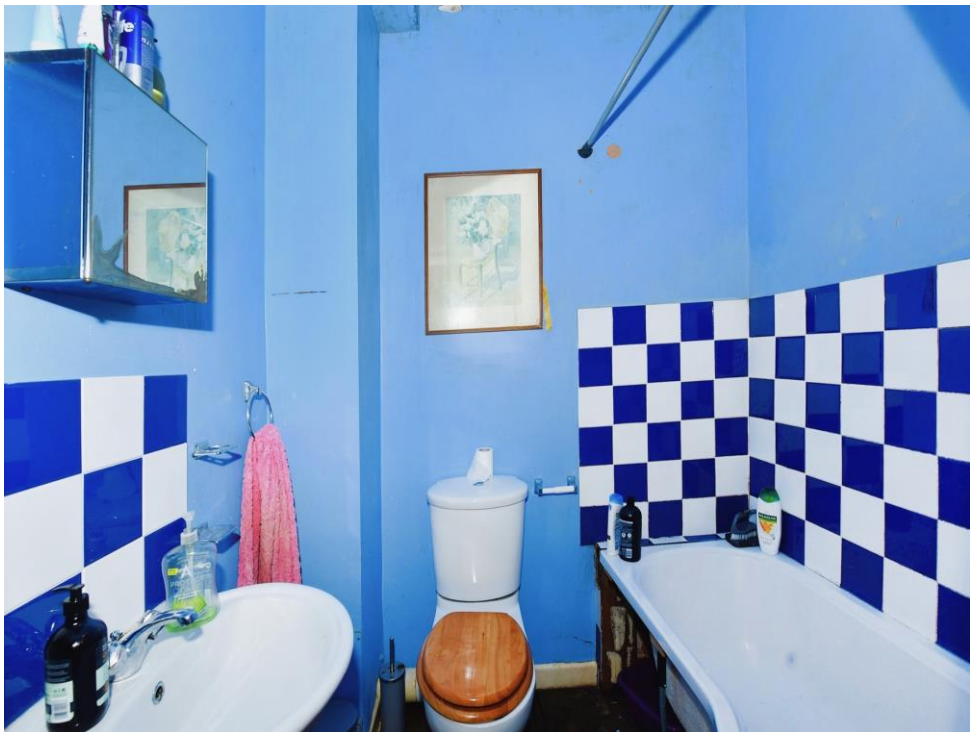
The second double Bedroom features a double glazed font bay window, laminate flooring and radiator.

## Bathroom

The Bathroom comprises; WC, wash hand basin and bath.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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32 Mannamead Road  
 PLYMOUTH PL4 7AA

EPC Rating: E

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH312736](https://www.connells.co.uk/Property/PLH312736)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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