



Clifton Place, Greenbank Plymouth PL4 8HX

welcome to

Clifton Place, Greenbank Plymouth

TWO BEDROOM GROUND FLOOR FLAT! A fantastic first time buy or investment property with a PRIVATE GARDEN in a central location to Plymouth with NO CHAIN! Boasting a spacious lounge, a separate kitchen, two double bedroom and a bathroom this property is a fantastic purchase for any buyer. Call now!



Living Room

14' 5" x 11' 7" (4.39m x 3.53m)

Front facing upvc double glazed window, electric radiator.

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m)

Rear facing upvc double glazed window, electric radiator.

Kitchen

7' 2" x 5' 10" (2.18m x 1.78m)

Side facing upvc double glazed window and door, fitted kitchen, matching wall and base units, work surface, tiling, stainless steel drainer sink, electric oven with cooker hood above,

Bedroom Two

12' 2" x 11' 6" (3.71m x 3.51m)

Bathroom

Side facing upvc double glazed window, bath with shower over, low level WC, wash hand basin, tiling, radiator.



Total floor area 68.3 m² (735 sq.ft.) approx

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.



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Clifton Place, Greenbank Plymouth

- Two bedroom ground floor flat
- Well presented kitchen and bathroom
- Private rear courtyard garden
- Central location to Plymouth
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Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107692 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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