Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



52 Grantham Close

Plympton, Plymouth, PL7 1UN

£210,000

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Offered with no onward chain, this property offers versatile accommodation briefly comprising an entrance hallway, lounge/diner, kitchen, downstairs shower room & a study which could also be used as a bedroom or playroom - perfect for multi-generational living, Upstairs there are 3 bedrooms & a family bathroom. Outside, to the front there is a driveway for one vehicle & a wraparound garden, whilst to the rear is a low-maintenance courtyard. In need of modernisation, the property is perfect for those looking for a property to make their own whilst also adding value.







GRANTHAM CLOSE, PLYMPTON, PLYMOUTH PL7 1UN

ENTRANCE HALLWAY 5'10" x 5'0" (1.8 x 1.53)
uPVC double-glazed door, with inset obscured glass panel, opening into the entrance hall. Doors leading to the hallway and lounge/diner. Under-stairs cupboard.

HALLWAY 5'4" x 2'11" (1.65 x 0.91)
Doors leading to the shower room and study.

SHOWER ROOM 5'5" x 4'9" (1.66 x 1.47)
Tiled shower cubicle with electric shower, pedestal wash handbasin and back-to-wall wc.

BEDROOM THREE 8'11" x 7'11" (2.73 x 2.43)
uPVC double-glazed window to the front elevation.

LOUNGE/DINER 18'9" x 15'5" max (5.72 x 4.7 max)
Gas fireplace set onto a brick plinth. uPVC double-glazed windows to the front and side elevations. Door leading to the kitchen. Stairs ascending to the first floor accommodation.

KITCHEN 9'2" x 9'0" (2.8 x 2.75)
Matching base and wall-mounted units incorporating square-edged sparkle-effect worktop with inset electric hob and a one-&-a-half drainer composite sink unit with chrome coil neck tap and pull-out spray tap. Space for an under-counter washing machine and fridge/freezer. uPVC double-glazed door with inset glass panel leading to the rear courtyard. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING 11'9" x 5'11" (3.6 x 1.82)
Doors providing access to the first floor accommodation. Airing cupboard housing the boiler.

BEDROOM ONE 14'11" x 9'3" (4.55 x 2.83)
uPVC double-glazed window to the rear elevation. Fitted wardrobes.

BEDROOM TWO 13'0" x 9'3" (3.97 x 2.83)
uPVC double-glazed window to the side elevation. Fitted wardrobes.

STUDY/CHILD'S BEDROOM 6'8" x 5'11" (2.04 x 1.81)
uPVC double-glazed window to the front elevation. Hatch providing access to loft space.

BATHROOM 11'3" x 9'1" (3.43 x 2.77)
Tiled shower cubicle with mains shower, panel bath and close-coupled wc. Roll-edged laminate worktop with inset ceramic wash handbasin and mixer tap with wooden storage units below. Obscured-glass double-glazed window to the front elevation.

OUTSIDE
The property is approached via a concrete driveway and a path leading to the front door, with a wooden-supported, pyramid-hipped, slate-tiled canopy. There are areas of garden to the front and side, laid to stone chippings, bordered by a low-level wall and fence, with a small wooden gate providing access to the rear where there is a fully-enclosed courtyard garden.

COUNCIL TAX PCC
Plymouth City Council
Council Tax Band: C

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

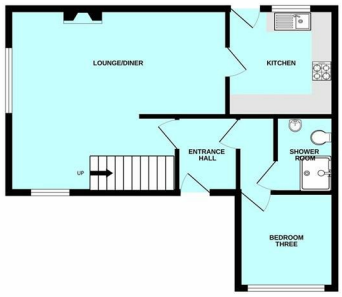
WHAT3WORDS
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Area Map

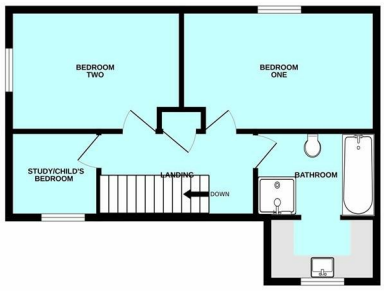


Floor Plans

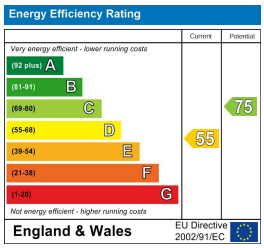
GROUND FLOOR

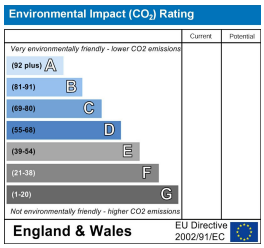


1ST FLOOR



Energy Efficiency Graph





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