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£200,000 FREEHOLD

A spacious four bedroom mid-terraced house in a central location, bay fronted lounge, separate dining room/bedroom four, shower room & family bathroom, enclosed rear courtyard.

GRENVILLE ROAD, ST. JUDES, PLYMOUTH

EPC - D



PROPERTY DETAILS

This spacious four-bedroom mid-terraced property located in the popular area of St. Jude's, offers a fantastic opportunity for those seeking a large family home or investment property, being sold with no onward chain. While the property would benefit from some cosmetic updates, it is well-positioned, close to local amenities, transport links, and within easy reach of Plymouth City Centre.

The accommodation comprises an entrance hallway, a fitted high-gloss kitchen, a bay-fronted lounge, a separate dining room/bedroom four, an additional reception room with access to a convenient shower room/cloakroom, and three further good-sized bedrooms, with the master bedroom offering plenty of space. A family bathroom completes the first floor. Externally, there is an enclosed courtyard garden to the rear, providing a private space for relaxing or entertaining. The property is also double glazed and centrally heated.

COUNCIL TAX BAND – B

Half glazed opaque door to;

ENTRANCE HALL

Staircase to first floor with storage cupboards under, opaque UPVC double glazed door providing access to the rear courtyard.

KITCHEN

13'2 x 11'2 (4.03m x 3.41m)

Fitted with a range of gloss dark grey base and eye level storage cupboards, fitted worktops over, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, wall mounted gas boiler providing hot water and central heating, integrated oven and 4 ring induction hob, door to;

RECEPTION ROOM

14'8 x 11'2 max (4.48m x 3.41m)

Radiator, UPVC double glazed window to side elevation, door to;

SHOWER ROOM/CLOAKROOM

Glazed shower cubicle and electric shower, low level WC, wash hand basin, extractor fan.

LOUNGE

13'8 into bay x 13'7 (4.15m into bay x 4.13m)

UPVC double glazed bay window to front elevation, radiator.

DINING ROOM/BEDROOM FOUR

13'11 x 11'5 (4.24m x 3.49m)

A versatile room with a radiator, UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Access to loft space, doors lead off the landing providing access to all first floor rooms.

BATHROOM

White suite comprising panelled bath with mixer shower over, pedestal basin, low level WC, extractor fan, opaque UPVC double glazed window to side elevation, radiator.

BEDROOM ONE

17'5 x 12'5 (5.31m x 3.78m)

Radiator, two UPVC double glazed windows to front elevations.

BEDROOM TWO

12'4 x 11'7 (3.76m x 3.54m)

Radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

13'5 x 11'4 (4.09m x 3.45m)

Radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard, with a pedestrian gate providing access to the rear service lane.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

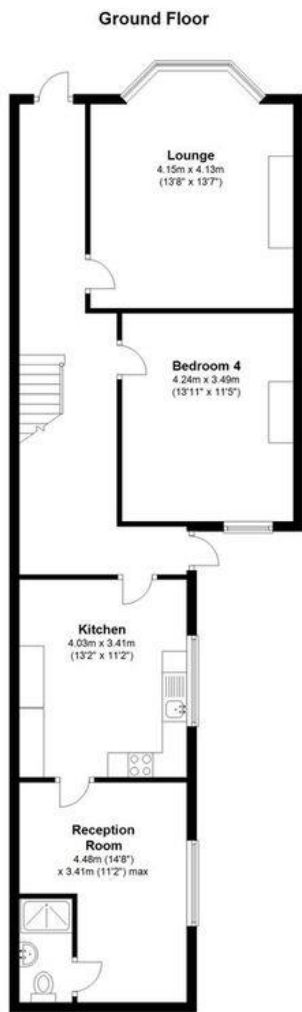
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		



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