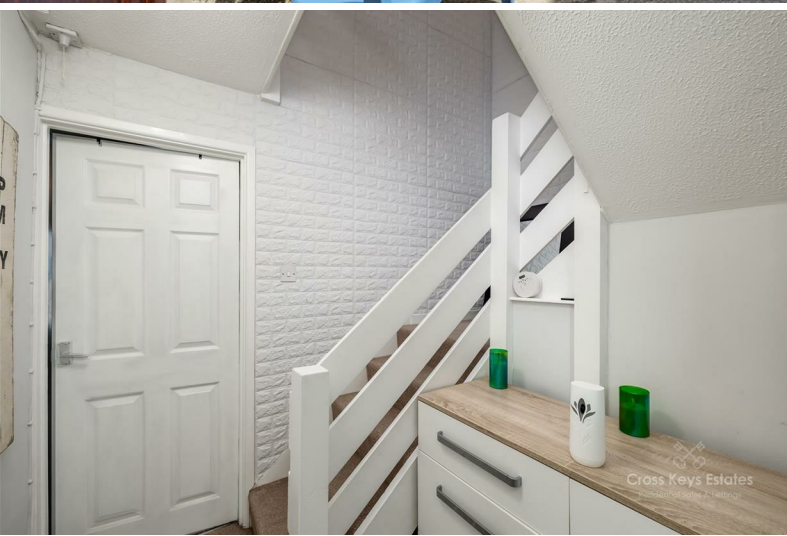




# Cross Keys Estates

Opening doors to your future



112 Embankment Road  
Plymouth, PL4 9JF  
Guide Price £160,000 Freehold



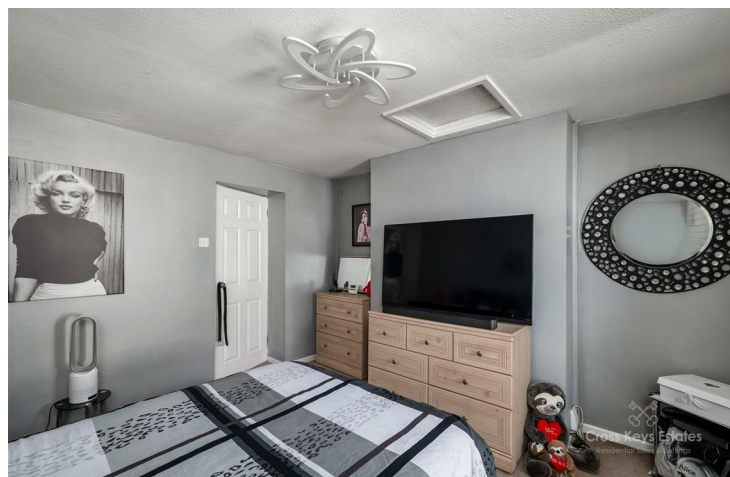
112 Embankment Road, Plymouth, PL4 9JF

Guide Price £160,000 Freehold

\*\* Guide Price £160,000 to £170,000 \*\*

Cross Keys Estates is delighted to present this well-presented end terrace house located on Embankment Road in the desirable area of Prince Rock. This charming property features two generous double bedrooms, both of which are flooded with natural light, creating a warm and inviting atmosphere. The stylish new shower room adds a contemporary touch, while the modern fitted kitchen is perfect for those who enjoy cooking and entertaining. The good-sized sitting room provides a comfortable space for relaxation, and the property boasts ample storage throughout, ensuring that all your belongings can be neatly organised.

- Well Presented End Terrace Property
- Stylish New Shower Room
- Popular Residential Area
- Perfect For FTB Or Investors
- Benefitting From A Conservatory
- Two Generous Double Bedrooms
- Modern Fitted Kitchen
- Close To Shops & Bus Routes
- Good Size Sitting Room
- Early Viewing Advised, EPC-D62



## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

### Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

### Cattedown

Situated in the popular residential location of Cattedown, the property boasts a highly central location within walking distance to a number of amenities and recreational facilities, being particularly close to the Barbican Leisure Centre where there are numerous bars, restaurants and a Vue Cinema. Plymouth City Centre is just a little beyond the leisure park where any number of further amenities can be found along with Plymouth famous waterfront, best enjoyed from the Barbican or Plymouth Hoe. Local transport links operate nearby with local bus routes giving access to a number of locations across the city. The property is also within the catchment area of the popular Prince Rock Primary School which currently boasts an Outstanding Ofsted Report

### More Property Information

One of the standout features of this home is the conservatory, which offers additional living space and a lovely spot to enjoy the garden views.

Situated in a popular residential area, this property is conveniently close to local amenities and shops, making it an ideal choice for first-time buyers or investors looking for a promising opportunity. The house is tucked away and accessed via a gate, providing a sense of privacy and tranquillity.

We highly recommend an early viewing to fully appreciate the charm and potential of this delightful home. With its ideal location and attractive features, this property is sure to attract interest. Don't miss your chance to make it your own!

### Hallway

8'11" x 7'1" (2.72m x 2.16m)

### Sitting Room

10'2" x 11'6" (3.10m x 3.53m)

### Kitchen

8'7" x 8'10" (2.62m x 2.69m)

### Conservatory

6'0" x 8'10" (1.83m x 2.69m)

### Cupboard

1'5" x 8'3" (0.43m x 2.52m)

### Shower Room

6'0" x 7'1" (1.83m x 2.16m)

### Landing

8'7" x 6'6" (2.62m x 1.98m)

### Primary Bedroom

11'11" x 11'7" (3.64m x 3.53m)

### Bedroom 2

8'7" x 9'5" (2.62m x 2.87m)

### Cross Keys Estates Lettings Department

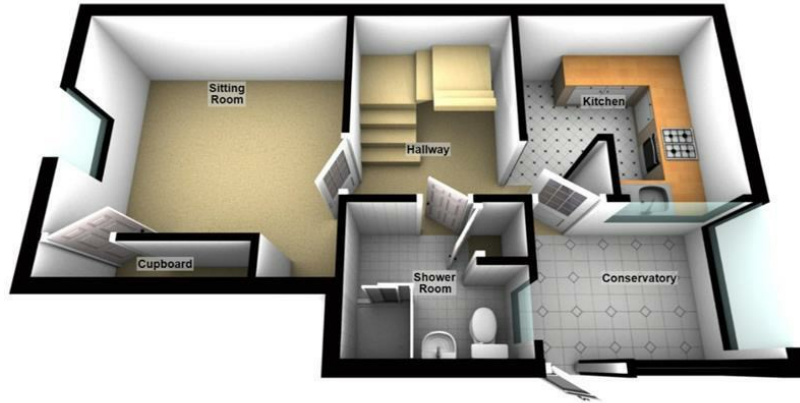
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

### Financial Services

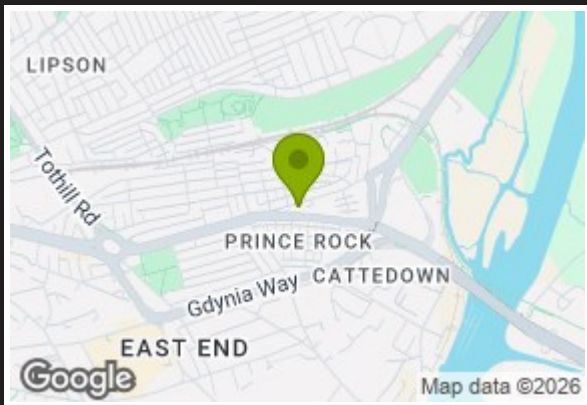
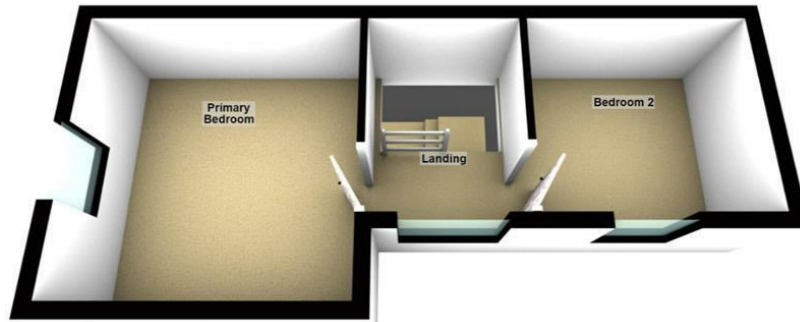
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; color: green;">84</span>  <span style="font-size: 2em; color: yellow;">62</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; color: green;">84</span>  <span style="font-size: 2em; color: yellow;">62</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Council Tax Band A**



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