Cross Keys Estates

Opening doors to your future







48 Grassendale Avenue
Plymouth, PL2 2SN

Guide Price £250,000 Freehold



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** Guide Price £250,000 to £260,000 **
Cross Keys Estates is delighted to present this fantastic semi-detached property located on Grassendale Avenue in Plymouth. This charming home welcomes you with a light and airy hallway, setting a warm tone for the rest of the residence.
The ground floor features a convenient downstairs toilet and a versatile fourth bedroom, which offers flexibility to suit your lifestyle needs. The heart of the home is the stunning open-plan modern fitted kitchen and dining area, complete with patio doors that lead to a large south-facing garden. This outdoor space is perfect for enjoying sunny days and entertaining guests.

- Fantastic Semi Detached Property
- Desirable Residential Area
- Family Bathroom, En Suite, Downstairs WC
- South Facing Large Private Rear Garden
- Ample Sized Bright Sitting Room
- Gorgeous Open Plan Kitchen/Dining Room
- Benefitting From Four Bedrooms
- Two Allocated Parking Spaces
- Close To Amenities, Shops, Schools
- Over Three Floors, EPC- B





Cross Keys Estates
As one of Plymouths' 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-southwest 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 Southwest, 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.

North Prospect
North Prospect is a modern estate characterized by a large-scale regeneration of the old housing stock, replacing them with contemporary and energy efficient homes. Still undergoing regeneration, the area now benefits from a community hub named Beacon Community Hub, which includes a shop, library (which is run by Plymouth City Council), North Prospect's Sure Start nursery, office space and flats. It also hosts North Prospect Community Choir which launched in November 2016. The hub was completed and opened in early 2014. The overall redevelopment scheme has provided local residents with affordable private homes which buyers were able to take advantage of the government's Help to Buy scheme. A number of the new homes were also made available to Plymouth Community Homes tenants. The scheme and design has been selected for numerous awards including the RICS 'Regeneration project of The Year (South West & Wales) Award 2013'. The are benefits from being very central and provides easy access to schools, amenities and transport links, making it an ideal place to raise a family.

More Property Information
Upstairs, you will find four bright and spacious bedrooms, providing ample room for family and visitors alike. The family bathroom is well-appointed, while the primary bedroom boasts an en suite shower room, creating a private retreat for relaxation. The bright sitting room offers a comfortable space for family gatherings or quiet evenings in.
This property also includes two allocated parking spaces, a valuable feature in this sought-after residential area. With its close proximity to local amenities, schools, and shops, this home is ideally situated for family living. The south-facing large private rear garden adds to the appeal, making it a perfect family home. The property also benefits from solar panels. Early viewing is highly advised to fully appreciate all that this property has to offer.

Hallway
13'5" x 6'7" (4.10m x 2.00m)

Kitchen/Diner
15'9" x 13'0" (4.80m x 3.96m)

Toilet
5'5" x 2'9" (1.64m x 0.85m)

Landing
6'5" x 6'9" (1.96m x 2.05m)

Sitting Room
10'0" x 13'0" (3.06m x 3.96m)

Bedroom 1
10'2" x 13'0" (3.10m x 3.96m)

En-suite
7'0" x 5'1" (2.14m x 1.54m)

Bedroom 2
10'2" x 13'0" (3.09m x 3.96m)

Bathroom
6'4" x 5'11" (1.94m x 1.81m)

Landing
8'8" x 7'7" (2.65m x 2.32m)

Bedroom 3
8'9" x 12'11" (2.68 x 3.96)

Bedroom 4
9'3" x 6'2" (2.83m x 1.87m)

Garden & Parking

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

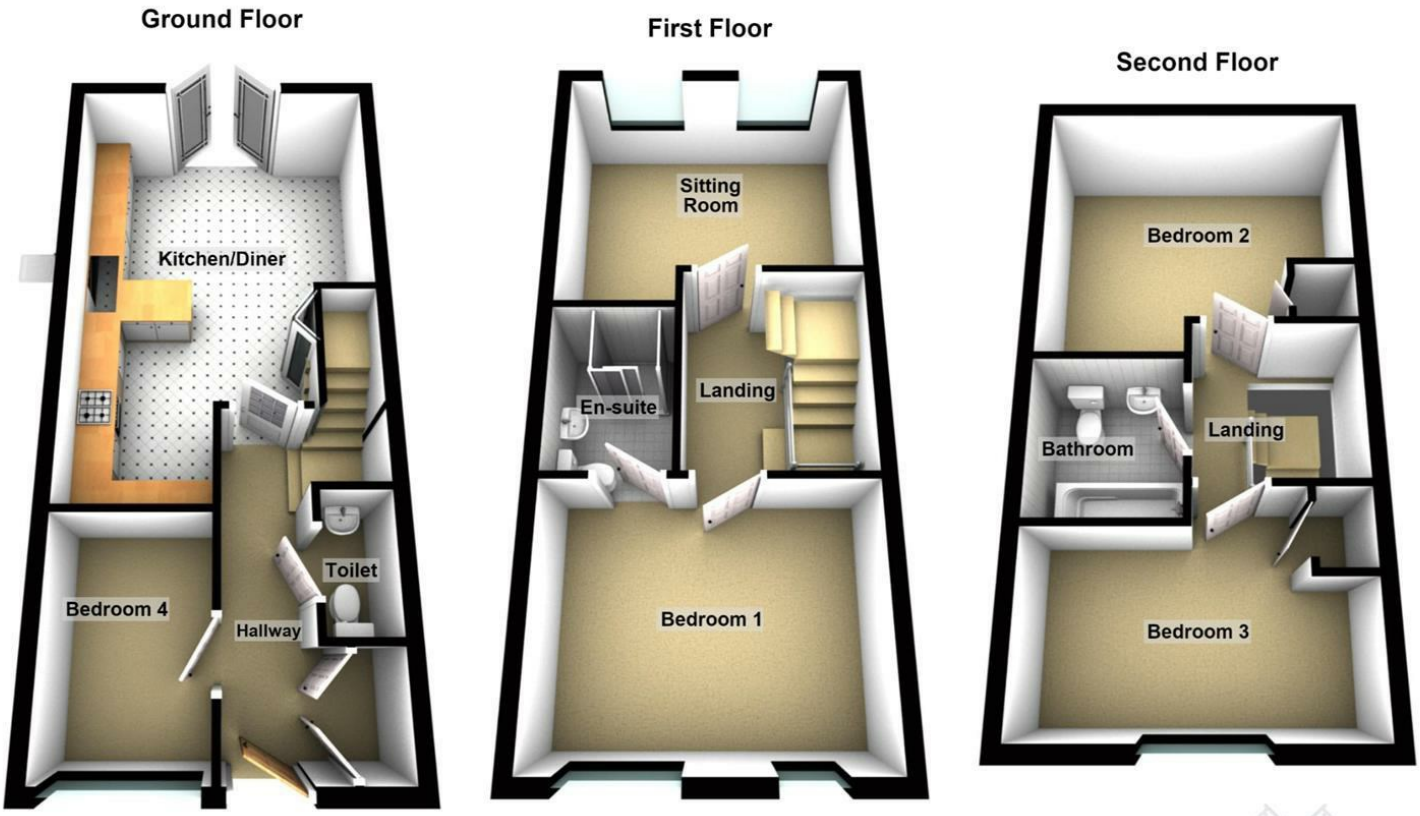
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



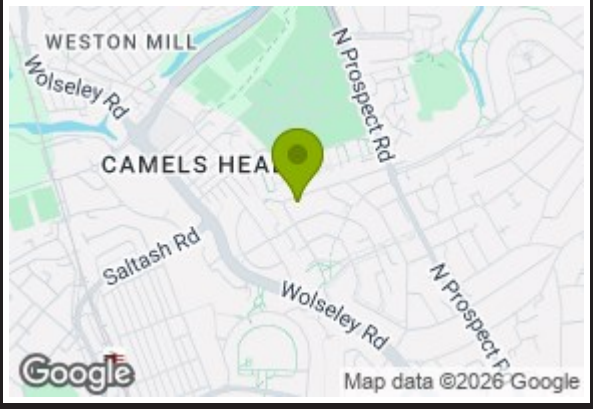


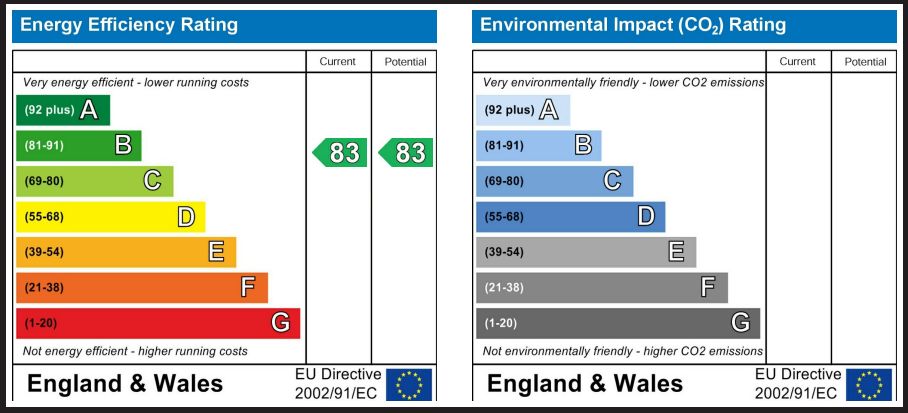






Cross Keys Estates
Residential Sales & Lettings





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.

The Property Ombudsman

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