



**DC**  
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LANE  
01752 874242  
FOR SALE

11417 B

147A

Grenville Road, Plymouth, PL4 9QB  
Offers in excess of £130,000 Leasehold

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Offers in excess of £130,000

# Grenville Road

Plymouth, PL4 9QB

- First Floor Flat
- Popular St Judes Location
- Off Road Parking
- Spacious Accommodation
- No Onward Chain
- Two Bedrooms
- Very Well Presented
- New Kitchen & Bathroom
- Ideal FTB/Buy To Let
- Council Tax Band A

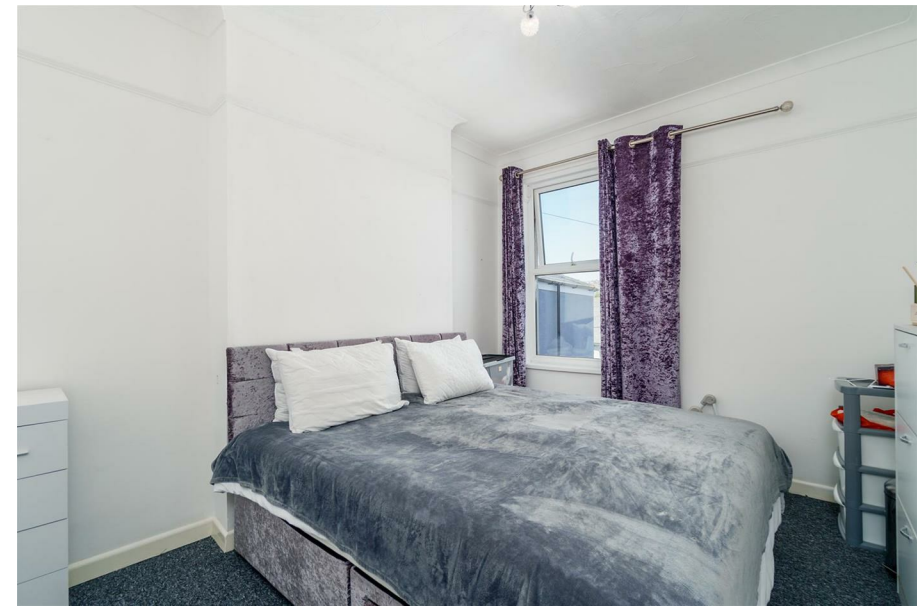
DC Lane are delighted to offer to the market this beautifully presented flat situated centrally in St Judes, within walking distance to the City Centre and easy access to the A38.

Positioned on the first floor private stairwell opens into the generous hallway leading to a living room with feature fireplace, two bedrooms double and single, remodelled well appointed kitchen/diner with rear access and newly fitted contemporary bathroom with shower over. Rear access is via the kitchen onto a small terrace area with fire escape steps leading down to the parking area with parking for one car.

We believe this lovely property lends itself to a wide audience including first time buyers or investors wanting to take advantage of such a popular location and an excellent yield.

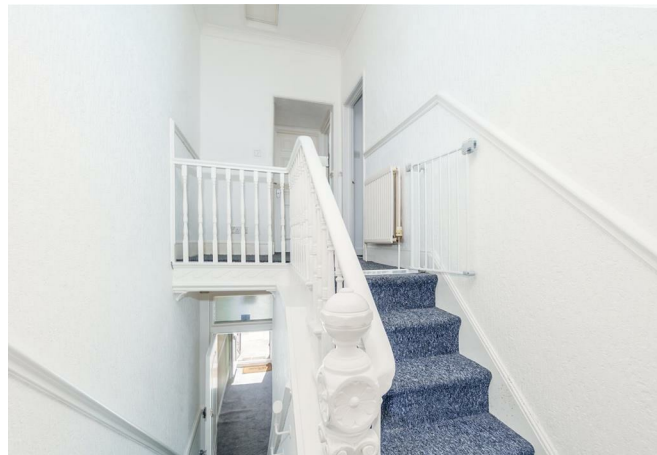
Offered with no onward chain, gas central heating and double glazing a viewing is highly recommended.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## First Floor

Lounge	10'0" x 13'0" (3.05 x 3.98)
Kitchen/Diner	10'3" x 8'7" (3.14 x 2.62)
Bedroom One	10'0" x 12'8" (3.05 x 3.88)
Bedroom Two	5'8" x 9'9" (1.74 x 2.99)
Bathroom	5'10" x 8'0" (1.78 x 2.44)

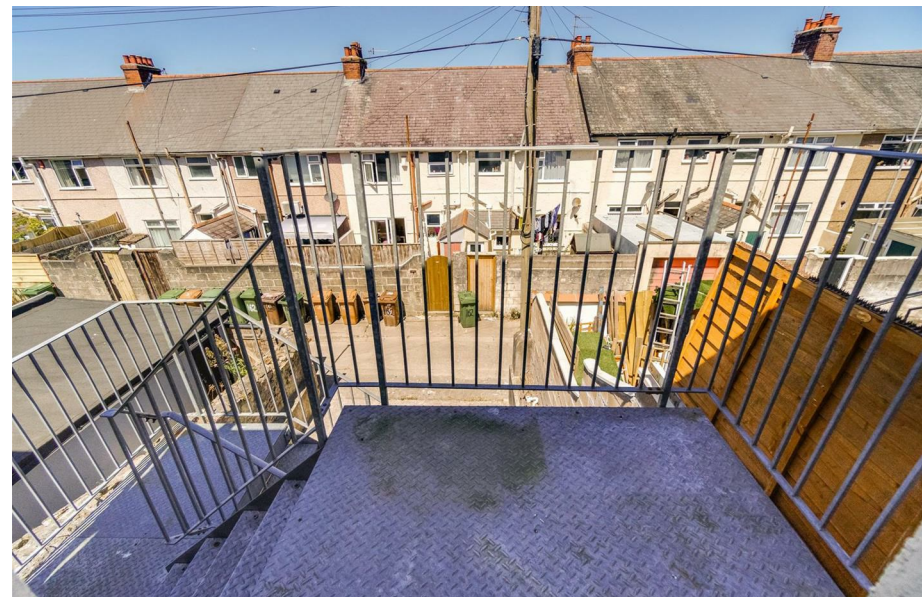




## Directions

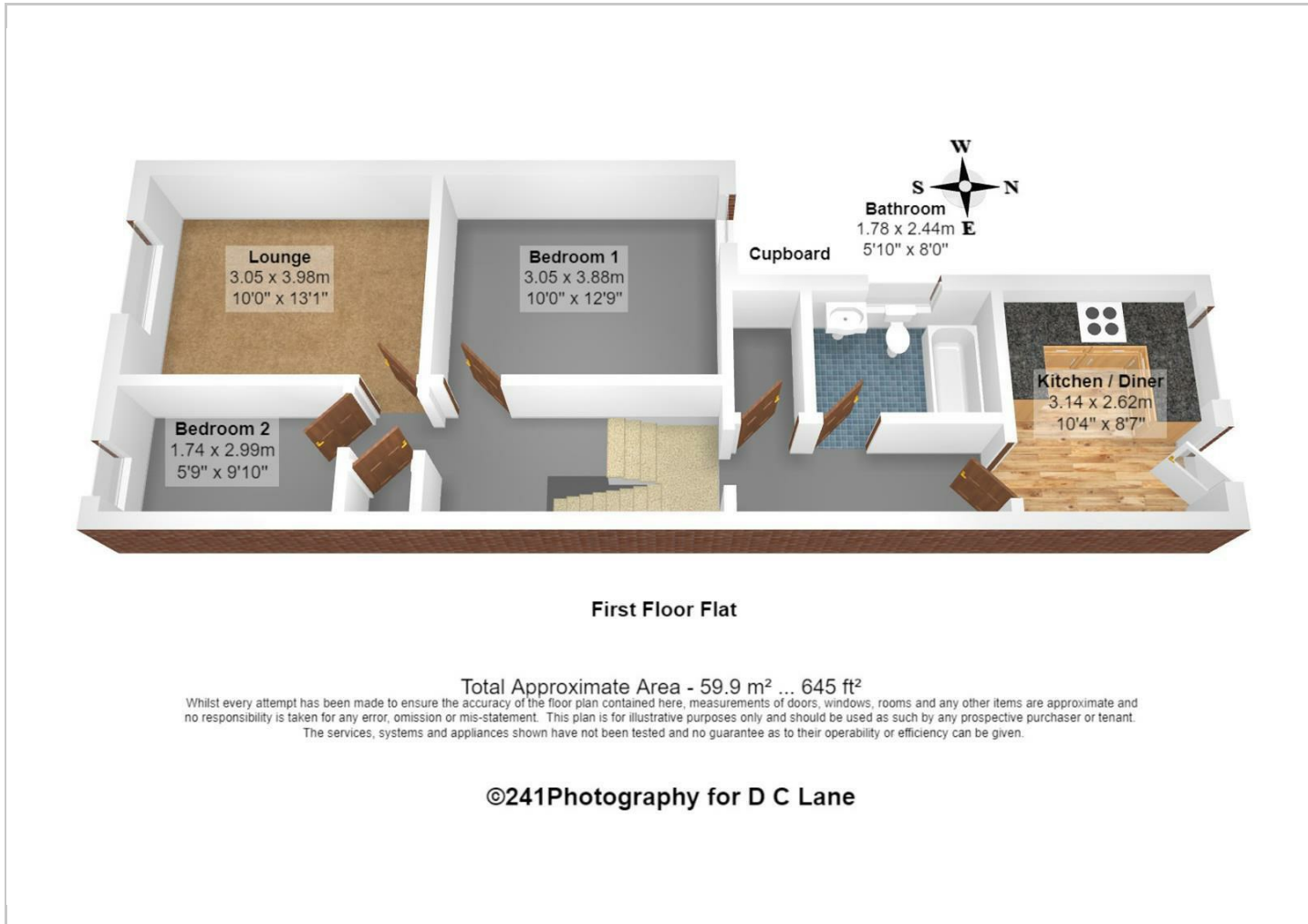
From the DC Lane office head south on Mutley Plain after 0.2 mi turn left onto Greenbank Road for 1 mile and turn left into Desborough Road, Turn immediate right into Grenville Road and follow the road the property can be found on the left.

**Council Tax Band: A**

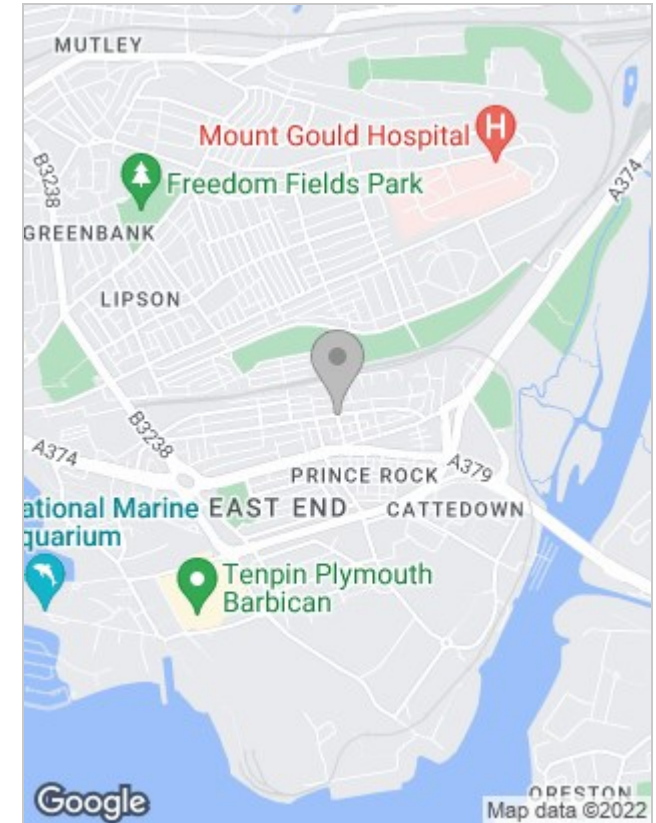




## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
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