



## FFF 56 Grenville Road

, Plymouth, PL4 9PY

**£550 Per Calendar Month**



First floor flat, conveniently located for central Plymouth & available for long-term rental with unfurnished accommodation comprising lounge, kitchen, 2 bedrooms & bathroom. Double-glazing & gas central heating. Strictly no pets or smokers.



FFF, 56 GRENVILLE ROAD, PRINCE ROCK, PLYMOUTH PL4

### ACCOMMODATION

Communal entrance with inner door leading to the stairs which rise to the first floor accommodation. From the half landing there is a door leading into the lounge area.

### LOUNGE 11'6" x 10'0" (3.52 x 3.06)

Feature fireplace. Double-glazed window to the side. Sliding door leading into the kitchen.

### KITCHEN 10'0" x 9'7" inc units (3.05 x 2.93 inc units)

Series of matching eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset single-drainer sink unit with mixer tap. Space and plumbing for washing machine with the washing machine in situ. Under-counter fridge/freezer. Free-standing gas cooker. Double-glazed window to the side. Door leading into the bathroom.

### BATHROOM 6'6" x 5'5" (2 x 1.66)

Panel bath with mixer tap and pedestal wash handbasin with mixer tap. Obscured double-glazed window to the rear. Sliding door leading into the toilet.

### SEPARATE WC

Fitted with a low-level toilet. Window to the rear. Wall-mounted gas boiler.

### MAIN LANDING

Walk-in storage cupboard. Loft hatch. Door to bedroom two.

### BEDROOM TWO 9'10" x 13'3" (3 x 4.04)

Double-glazed window to the rear. Feature fireplace. Built-in wardrobes to both alcoves.

### BEDROOM ONE 16'11" x 13'11" (5.17 x 4.25)

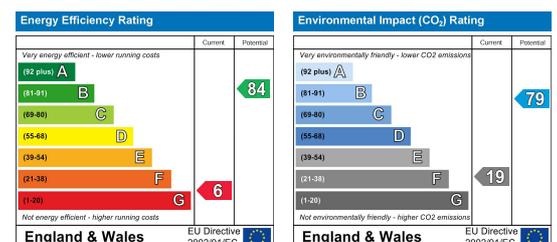
2 double-glazed windows to the front. Built-in dwarf cupboards to both alcoves. Feature fireplace. The gas fire in situ is disconnected. AGENT'S NOTE: Please be aware that the layout of this flat could be changed and a potential tenant could utilise it as one large bedroom flat if so desired.

### Area Map



### Floor Plans

### Energy Efficiency Graph



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