



## 6 Grosvenor Road

Crownhill, Plymouth, PL6 5EH

£325,000



A detached bungalow built in the 1930s which has been looked after & maintained over the years, although it would now benefit from updating & refurbishment to bring it up to a modern uniformed standard. The property has the benefit of gas central heating & double-glazing. Flexible & adaptable layout. The accommodation comprises lounge/dining room, kitchen, 3 double bedrooms & shower room wc. An integral garage/workshop & store. Large plot with front garden, long drive & large rear garden. Vacant & no onward chain.





GROSVENOR, CROWNHILL, PLYMOUTH, PL6 5EH

LOCATION

Found in the northern part of Crownhill in Grosvenor Road accessed via Tavistock Road & into the city. Close by connection to the A38 dual carriageway.

ACCOMMODATION

GROUND FLOOR

PORCH

HALL

LOUNGE/DINING ROOM 17'8 x 11'11 maximum (5.38m x 3.63m maximum)

Feature fireplace & bay window to the front.

BEDROOM ONE 12'11 x 12' floor area (3.94m x 3.66m floor area)

Window to the front elevation. Two built-in storage cupboards to either side of the chimney breast.

BEDROOM TWO 14'4 x 11'10 (4.37m x 3.61m)

Bay window to the side & further window to the rear with views of the back garden. Storage cupboard.

BEDROOM THREE 11'11 x 9' (3.63m x 2.74m)

Window to the side.

SHOWER ROOM 7'7 x. 7'4 maximum 'l shaped' (2.31m x. 2.24m maximum 'l shaped')

Wash hand basin, corner shower & wc.

KITCHEN 11'11 x 6'9 (3.63m x 2.06m)

Window overlooking the rear garden. Fitted with a range of cupboard & drawer storage. Worksurfaces along two sides. Stainless steel sink. New world cooker with Homark extractor over.

REAR LOBBY 6'9 x 6'3 (2.06m x 1.91m)

Windows overlooking the rear garden. Door to the rear.

LOWER GROUND FLOOR

GARAGE 15'5 x 11'7 maximum 'l shaped' (4.70m x 3.53m maximum 'l shaped')

Raised bay window to the side. Bi-fold door to the back. Access hatch door to other under floor crawling areas. Around 6ft 9inches head height.

STORE 7'1 x 4' (2.16m x 1.22m)

Housing the Worcester gas fired boiler servicing the central heating & domestic hot water. Reduced head height circa 5ft 3 inches. Further small store under the lobby.

EXTERNALLY

FRONT GARDEN

LONG DRIVE

LARGE & LONG REAR GARDEN

COUNCIL TAX

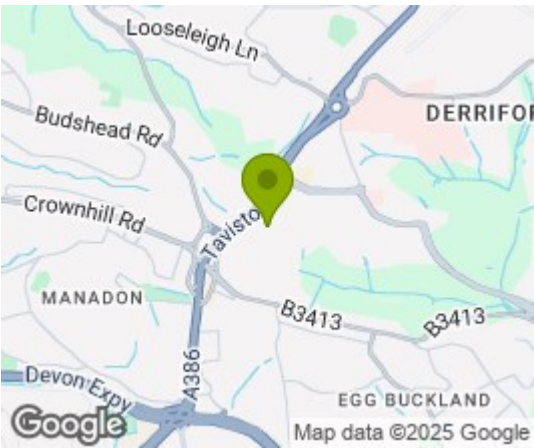
Plymouth City Council

Council Tax Band: D

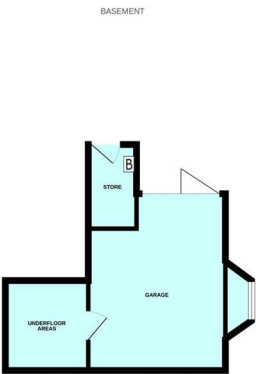
SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

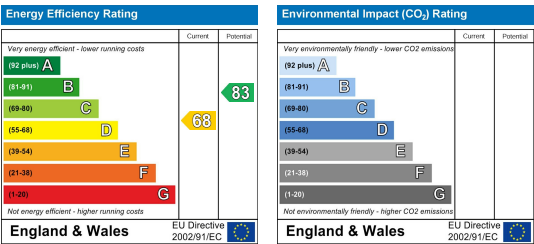
Area Map



Floor Plans



Energy Efficiency Graph



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