

DC  
LANE

SELL • LET • MANAGE

31 Grenville Road  
Plymouth, PL4 9PY

£122,000





## 31 Grenville Road

St Judes, Plymouth, PL4 9PY

Attention Investors and First Time Buyers!

DC Lane present to the market this particularly spacious one bedroom ground floor in St Judes, Plymouth, with the added benefit of allocated parking and rear courtyard garden.

A real favourite of our team, this property comprises of a light and airy south facing living room, modern 3 piece bathroom with mixer shower over the bath, double bedroom and generous kitchen/diner giving access to the courtyard area. Gas central heating and double glazing complete the appeal.

The property is offered leasehold (reverse freehold) with 991 remaining and is currently let. DC Lane believe there is investment potential in excess of 6% gross yield.

- Ground Floor Flat
- One Double Bedroom
- Allocated Parking
- Generous Kitchen/dining Room
- Private Rear Garden
- Well Presented
- Gas Central Heating
- Double Glazing
- St Judes Location
- Investment Potential



### Ground Floor

Living Room 12'8" x 10'10" (3.88 x 3.32)

Kitchen/Dining Room 9'3" x 22'4" (2.82 x 6.82)

Bedroom 10'9" x 9'10" (3.30 x 3.00)

Bathroom 8'7" x 5'6" (2.62 x 1.68)







Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk

Area Map



Energy Efficiency Graph

