

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)









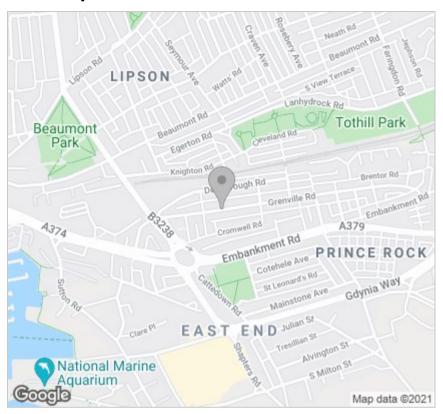
#### **Floor Plan**



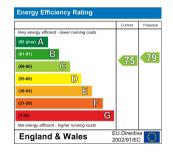
# **Viewing**

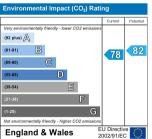
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

### **Area Map**



## **Energy Efficiency Graph**





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