

**Lot No.: 3**

# 21 GRENVILLE ROAD

ST JUDES, PLYMOUTH, DEVON, PL4 9PX



- Freehold with vacant possession. ●
- A substantial bay fronted house currently loosely arranged as two non self-contained flats. ●
- Situated in a popular residential district within easy reach of Plymouth City Centre. ●
- In need of repair and modernisation but well suited for refurbishment to provide a spacious family dwelling or possibly two self contained flats for owner occupation or for letting purposes. ●

## Property Details

### Location

Grenville Road is located on the northern side of Embankment Road close to local shops and other amenities around the district shopping centre and within easy reach of the City Centre approximately 1 mile distant.

### Description

A bay fronted house arranged as two non self-contained flats for many years past but could readily revert back to a four bedroomed single dwelling if so desired. The property lends itself for a scheme of refurbishment as an attractive "buy to let" investment opportunity or for owner occupation.

**EPC Rating:** E45

### Tenure

Freehold with vacant possession.

## Accommodation

### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Breakfast Room, Kitchen and Bathroom with bath, wash hand basin and W.C.

### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single), Second Kitchen or No.4 Bedroom, Lobby and Second Bathroom with bath, wash hand basin and W.C.

### Outside

Enclosed rear courtyard.

### Outbuildings

Store

**Guide Price £125,000 - £135,000** (plus fees stated inside front cover)

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

WOLFERSTANS, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

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Reference: Nikki Cobb