

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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35 Grafton Road
Plymouth, PL4 6QR
Guide Price £250,000 Freehold



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**** Guide Price £250,000 to £260,000 ****

Cross Keys Estates is delighted to present this charming Victorian mid-terrace family home located on the highly sought-after Grafton Road in Mutley. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The sitting room seamlessly opens into the dining room, creating a bright and inviting atmosphere that is flooded with natural light.

The first floor features two generously sized double bedrooms, perfect for family living or accommodating guests. Additionally, you will find a modern four-piece family bathroom, designed to offer both comfort and convenience. Ascending to the second floor, you will discover a further generous double bedroom, ideal for a master suite or a private retreat.

- Beautiful Mid Terrace Family Home
- Accommodation Over Three Floors
- Modern Fitted Kitchen, uPVC Dg
- Modern Four Piece Family Bathroom
- Enclosed Rear Courtyard Garden
- Highly Sought After Residential Area
- Sitting Room Opens To Dining Room
- First Floor Two Double Bedrooms
- Second Floor Generous Double Bedroom
- No Onward Chain, EPC=E44



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As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Mutley

The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the property's central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

More Property Information

Outside, the property benefits from an enclosed rear courtyard garden, providing a lovely outdoor space for enjoying the fresh air or hosting gatherings. The home is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly.

Situated close to local amenities, shops, and schools, this property is perfectly positioned for families and professionals alike. Currently tenanted, this home presents a fantastic investment opportunity or a wonderful place to call your own. Do not miss the chance to view this beautiful Victorian home in a desirable location.

Entrance Vestibule

Hallway

Sitting Room

13'5" x 12'6" (4.10m x 3.80m)

Dining Room

11'2" x 10'10" (3.40m x 3.30m)

Kitchen

10'2" x 11'11" (3.10m x 3.64m)

Utility Room

10'8" x 5'9" (3.24m x 1.76m)

Landing

Primary Bedroom

14'9" x 12'5" (4.50m x 3.79m)

Bedroom 2

10'8" x 12'5" (3.24m x 3.79m)

Bedroom 3

15'5" x 18'1" (4.70m x 5.50m)

Bathroom

Enclosed Courtyard Garden

Cross Keys Estates Lettings Department

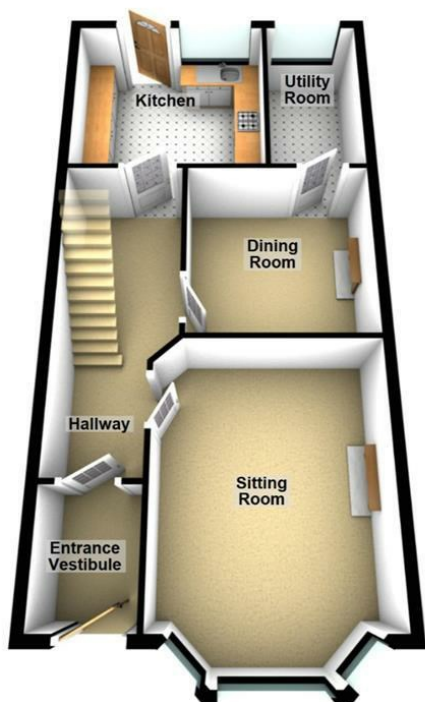
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

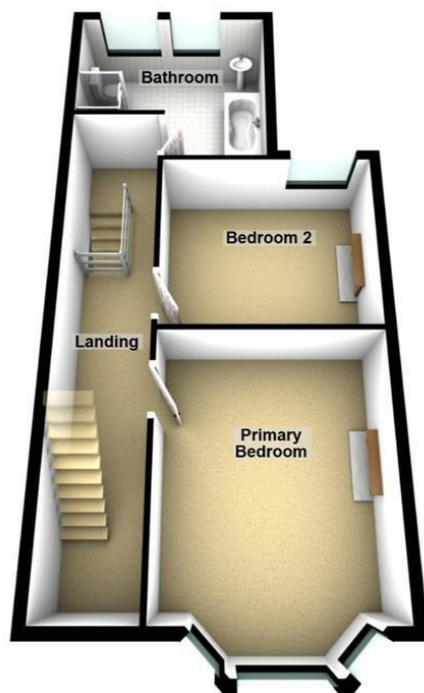
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



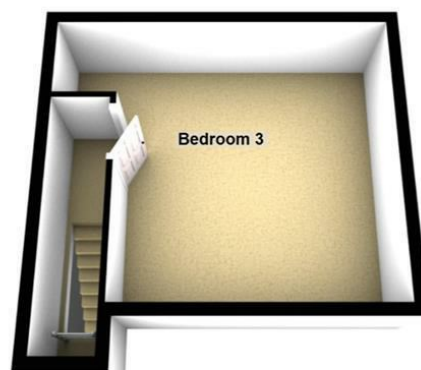
Ground Floor



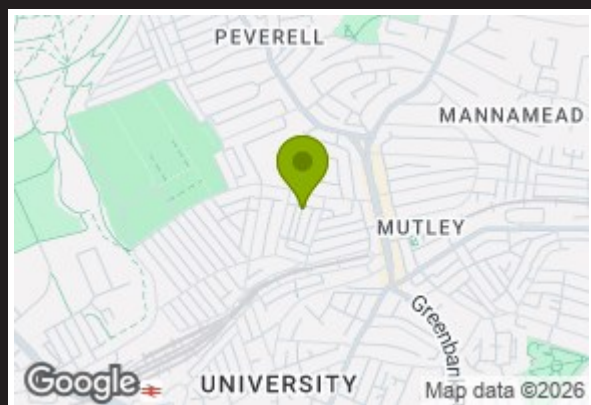
First Floor



Second Floor




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band B



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Sales, Cross Keys House 51-53 Devonport Road,,
 Stoke, Plymouth, Devon, PL3 4DL
 Tel: 01752 500018 | sales@crosskeysestates.net
 www.crosskeysestates.net