



## Asking Price £181,950

A period, spacious, terrace house situated in this central location. Accommodation comprises; entrance vestibule, entrance hall, lounge, shower room, separate dining room and kitchen on the ground floor with four bedrooms and a family bathroom on the first floor. Outside is an enclosed rear courtyard with garage door allowing for the courtyard to be used as additional parking. Offered with no onward chain the property benefits from both gas central heating and double glazing. A viewing is highly recommended.

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## Grenville Road, St Judes, PL4 9PY

### Entrance

Entrance door into the entrance vestibule with semi glazed door into the entrance hall.

### Entrance hall

Natural wood effect laminate flooring. Single radiator. Stairs rise to the first floor and under stairs storage cupboard.

### Lounge 5.03m (16'6") x 4.02m (13'2")

Double glazed bay window to the front. Double radiator. Ceiling rose.

### Dining room 4.01m (13'2") x 3.1m (10'2")

Double glazed window to the rear. Feature fireplace. Dwarf storage cupboards to either side of the chimney breast. Measurements are taken to the front of the chimney breast.

### Shower room

Shower cubicle. Wash hand basin. Low flush WC.

### Kitchen 5.57m (18'3") x 2.82m (9'3")

Measurements include units. Fitted kitchen with base and eye level storage cupboards and roll edge work surfaces. Stainless steel sink and single drainer with mixer taps. Tiled splash backs. Wall mounted gas boiler. Built in oven and gas hob with extractor hood over. Double radiator. Double glazed windows to the rear and side aspects. Double glazed door to the side.

### Half landing

Doors into bedroom three and bathroom. Steps continue to the first floor.

### Bedroom three 4.69m (15'5") Max x 3.16m (10'4") Max

Double glazed windows to the rear and side aspect. Radiator.

### Bathroom 1.94m (6'4") x 1.93m (6'4")

Suite in white comprising; shower bath with mixer taps and shower attachment. Pedestal wash hand basin. Low flush WC. Single radiator.

### First floor landing

Doors into bedrooms one, two and four.

### Bedroom one 5.08m (16'8") x 3.16m (10'4")

Double glazed bay window to the front. Dwarf storage cupboards to either side of the chimney breast. Single radiator.

### Bedroom two 4.01m (13'2") x 3.09m (10'2")

Built in storage cupboards to either side of the chimney breast. Feature fireplace. Double glazed window to the rear.

### Bedroom four 2.91m (9'7") x 1.79m (5'10")

Double glazed window to the front. Single radiator.

### Outside

#### Rear of the property

An enclosed paved courtyard with a garage door which allows the courtyard to also be used as parking.

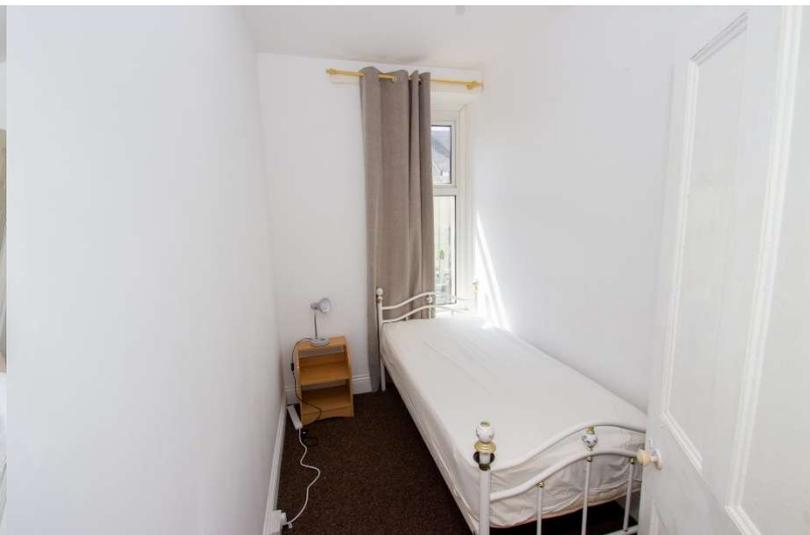
#### Council tax

Band B.

#### Viewing Arrangements

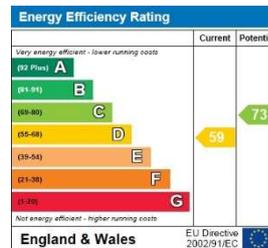
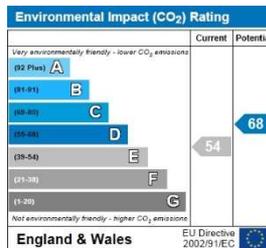
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.