

**FOR SALE**



**Ganna Park Road, Plymouth**  
**Asking Price Of £300,000**

  
**MARTIN&CO**





## Ganna Park Road, Plymouth

3 Bedrooms, 1 Bathroom

Asking Price Of £300,000

- PERIOD TERRACED FAMILY HOME
- THREE BEDROOMS
- COURTYARD GARDEN
- TWO RECEPTION ROOMS
- MODERN KITCHEN

**SUMMARY** \*\*\*Nestled gracefully within the highly sought-after residential enclave of Ganna Park Road in the heart of Peverell, Plymouth, this truly charming period terraced house stands as a testament to enduring character seamlessly intertwined with the comforts of contemporary living\*\*\*

**LOCATION** Peverell, Plymouth, is a highly desirable and established residential area renowned for its leafy streets, attractive period properties, and strong sense of community. Characterised by a blend of Victorian and Edwardian architecture, the area exudes a timeless charm that appeals to a wide range of residents.

At its heart lies a vibrant local hub, often centred around Hyde Park Road, offering a diverse selection of independent shops, cafes, restaurants, and traditional pubs, creating a lively yet relaxed atmosphere. Residents enjoy the convenience of having everyday amenities within easy reach, fostering a strong neighbourhood feel.

Peverell boasts excellent transport links, providing easy access to Plymouth city centre, Derriford Hospital, and the surrounding areas via regular bus services. The area is also well-regarded for its



excellent local schools, making it a popular choice for families.

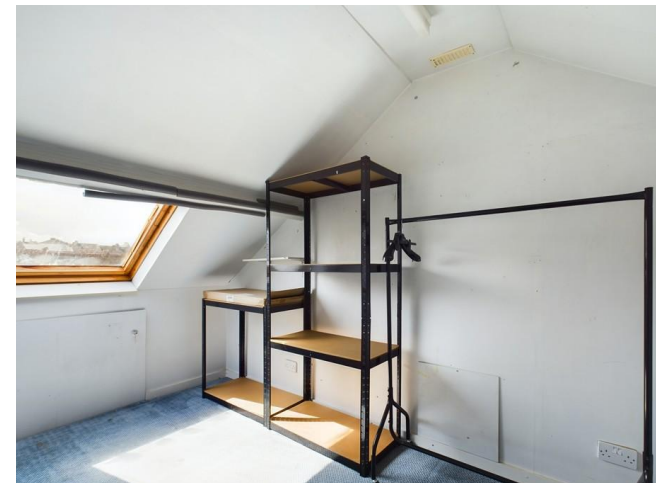
Green spaces are a significant feature of Peverell, with several parks and recreational areas providing opportunities for leisure and outdoor activities. The proximity to Central Park, a large and popular green lung for the city, further enhances the appeal for those seeking outdoor pursuits.

In essence, Peverell offers a harmonious blend of traditional charm, modern convenience, and a strong community spirit, making it a sought-after and attractive place to live in Plymouth. It's a location that provides a peaceful residential setting while still being well-connected to the wider city and its amenities.

**DESCRIPTION** As you step through the welcoming front door, you'll be immediately embraced by the warmth of two inviting reception rooms. Envision cosy evenings spent unwinding in the peaceful ambience of one, perhaps curled up with a good book, while the

other provides a versatile and adaptable space perfectly suited for entertaining guests, hosting lively gatherings, and creating cherished memories with family and friends that will last a lifetime. The thoughtfully designed ground floor further benefits from a stylish and well-equipped modern kitchen, a culinary haven crafted with both functionality and aesthetics at its core, inspiring your inner chef. Conveniently adjacent to the kitchen, a practical utility room adds an invaluable extra layer of convenience and organization to the rhythm of daily life, ensuring a clutter-free environment.

Ascending the traditional staircase to the first floor, you'll discover three well-proportioned bedrooms, each offering a comfortable and private sanctuary, providing peaceful retreats for rest and rejuvenation. Completing this floor is a modern family bathroom, thoughtfully appointed with contemporary fixtures and fittings, creating a serene and relaxing space to unwind after a long day. Adding significant versatility and appeal to this already lovely home is a valuable and adaptable



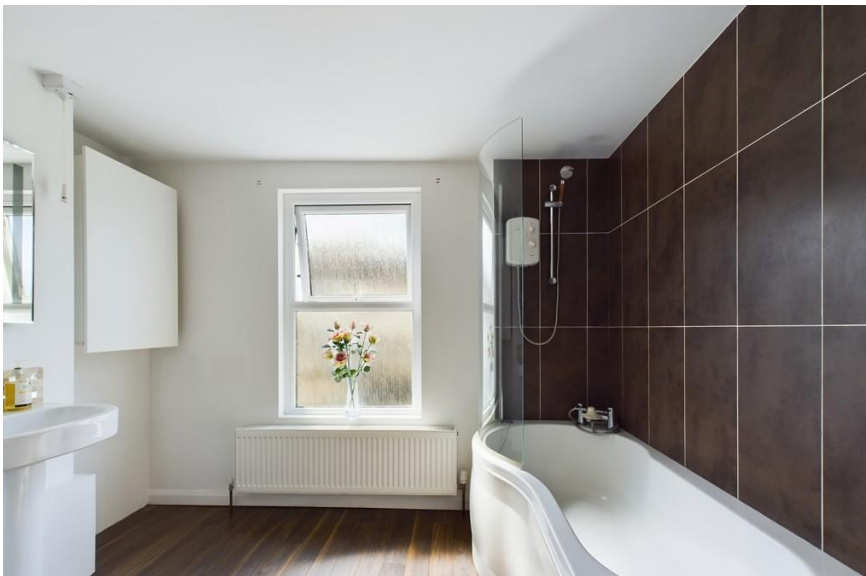


loft space.

Impeccably presented throughout, this property exudes a palpable sense of care and meticulous attention to detail, ensuring a seamless transition for new owners, ready for you to move straight in and immediately begin enjoying all that this wonderful home and its highly desirable location have to offer. Offered to the market with the considerable benefit of no onward chain, this represents a truly fantastic and rare opportunity to secure a delightful period home in a highly coveted Peverell address. An early internal viewing is highly recommended to fully appreciate the charm and potential on offer and to avoid the disappointment of missing out on this exceptional property – don't miss out on the exciting chance to make this cherished house your very own home!

**VIEWINGS** Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to arrange their viewing appointment.

**NOTICE TO APPLICANTS** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Simply conveyancing. It is your decision whether you choose to deal with Simply. In making that decision, you should know that we receive an annual payments' benefits, equating to approximately £200 per referral.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	







## Martin & Co Plymouth

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