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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



733 SQ.FT



FREEHOLD

GANGES ROAD MILEHOUSE PL2 3AY

OFFERS OVER £220,000

Wonderful Victorian home, with a newly installed kitchen/dining room, bathroom, utility room & roof. Large lounge with a wood burner & a west facing garden



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Ganges Road is located in the residential area of Milehouse. Within close proximity of Central Park, Stoke Village and a wide range of local amenities, including local and national traders and bus routes into the City Centre. Plymouth Dockyard is a short commute away.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance porch which has space for shoes and coats and a door leading through to the entrance hall. The entrance hall has doors leading into the lounge and into the kitchen/dining room. Plus stairs leading up to the first floor.

The lounge is located at the front of the property and has a large bay window to the front elevation and a newly installed wood burner. The kitchen/dining room is newly installed and has a wide range of wall and base mounted units complete with a work surface over. There is space for a range of appliances, a window to the rear elevation and a door leading through to the utility room.

Located at the rear of the property is the utility room which has matching wall and base mounted units to the kitchen and a large under-stairs pantry cupboard. The utility room houses the newly installed combi boiler and has windows and a door which leads out on to the rear courtyard garden.

Upstairs the first floor landing leads through to all three bedrooms and the newly installed bathroom. There is a large built in storage cupboard and a loft hatch.

Bedroom one is located at the front of the property and has two built in storage cupboards and a large window to the front elevation. Bedroom two is located at the rear of the property and has a window to the rear elevation and a built in cupboard. Bedroom three is located at the front of the property and has a window to the front elevation and is a single room.

The bathroom has a panelled bath with a shower overhead, a low level wc, hand wash basin and a heated towel rail. There are two obscured windows to the side elevation, an extraction fan and tiled splash-backs.

The property has undergone a huge amount of renovation including a newly installed combi boiler, rewiring and installation of a new roof.

Outside

Externally the rear courtyard garden is west facing, low maintenance and is hard paved. There is a small outside shed and a large wooden shed with power. There is space for a large table and chairs and a gate leading out onto the rear service lane.

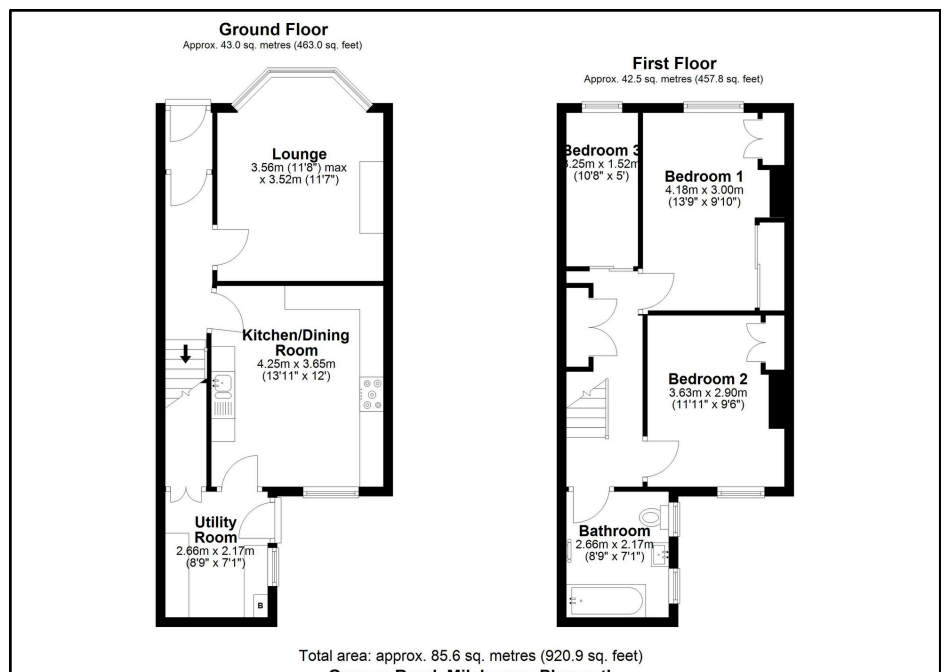
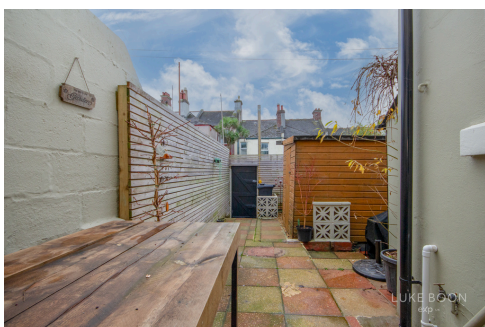
Tenure & Services

Tenure - Freehold

Council Tax Band - B

EPC - D 64/89

Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Website Link

Any questions? Want to make an offer?
Please get in touch

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