



3 Ganna Park Road

Peverell, Plymouth, PL3 4NN

£290,000



Substantial period built mid terraced house built circa.1905. Extensively upgraded & improved in the past with new uPVC double glazed sash style windows to the front & gas fired central heating with a replacement Vaillant boiler, regularly serviced. Retaining an attractive variety of characterful & period features. Light & airy with porch & long hall, good size front set lounge with period fireplace, 'L' shaped kitchen/dining room also, three bedrooms & a modern fitted shower room/WC. Good size enclosed rear walled courtyard garden & generous size single garage.



GANNA PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NN

LOCATION

Located towards the western end of Ganna Park Road, lying close to Central Park and with a good variety of local services and amenities nearby in Hyde Park and just up the road at the junction with Outland Road. The position is convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

Panelled part glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY 6' x 3' (1.83m x 0.91m)

Panelled part glazed door with etched decorative pattern and windows to either side into:

HALL

Staircase with carpeted treads, timber carved and turned newel post rises and turns to the first floor. Useful under stairs storage cupboards.

LOUNGE 16'9 x 10'9 max (5.11m x 3.28m max)

uPVC double glazed box bay window to the front elevation with opening sash style windows. Feature period fireplace with ornate surround, cast iron fireback with tiled slips and tiled hearth.

KITCHEN/DINING ROOM 17'3 x 13'3 max (5.26m x 4.04m max)

'L' shaped.

DINING ROOM 13'3 x 9'8 (4.04m x 2.95m)

PVC double glazed back door with window over to the rear. Feature fireplace with recess of natural stone and slate and slate hearth. Book shelves to the left hand side of the chimney breast. Timber floorboards. Archway connecting to the:

KITCHEN 9'9 x 7'1 (2.97m x 2.16m)

Window overlooking the rear courtyard garden. Fitted kitchen with a range of cupboard and drawer storage set in wall and base units along three sides. Roll edge work surfaces and tiled splash backs. Inset one and half bowl composite sink unit with mixer tap. Space for washing machine. Integrated Neff appliances include four ring variable size gas hob with illuminated extractor hood over and Neff oven under. Space suitable for upright fridgr/freezer.

FIRST FLOOR

LANDING

Access hatch to the loft with pull down ladder.

BEDROOM ONE 16'10 x 9'7 floor area, 10'6 max (5.13m x 2.92m floor area, 3.20m max)

Bay window to the front with four double glazed sliding sash style windows. Sealed and vented chimney with built in wardrobes to either side.

BEDROOM TWO 13'3 x 10'6 (4.04m x 3.20m)

Window to the rear. Sealed and vented chimney with built in wardrobe to the right.

BEDROOM THREE 9'10 x 6'1 (3.00m x 1.85m)

Window to the front. Timber boarded floor.

SHOWER ROOM 7'5 x 6 (2.26m x 1.83m)

Patterned obscure uPVC double glazed window to the rear. Quality white suite with vanity wash hand basin with mixer tap and storage under. Adjacent close coupled WC with concealed plumbing. Tiled shower with thermostatic shower control. Tiled splash backs. Airing cupboard housing the Vaillant gas fired boiler servicing the central heating and domestic hot water.

EXTERNALLY

Set back from the street and pavement by a small area of front garden with ornamental shrubs and hedge boundary. To the rear of the property, an enclosed walled courtyard garden, low maintenance with areas ideal for alfresco entertaining. Raised border on one side with various ornamental bushes, shrubs and herbaceous plants. Clothes washing line. Outside water tap. Pedestrian PVC gate to the rear service lane.

GARAGE 16' x 10' approx internal measurements (4.88m x 3.05m approx internal measurements)

Pedestrian door to rear courtyard. PVC double glazed window. Power and lighting.

AGENTS NOTE

Tenure - Freehold.

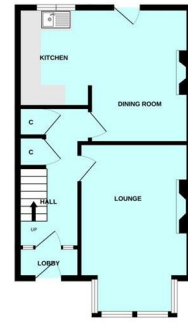
Plymouth City Council Tax - Band C.

Area Map

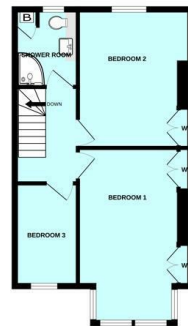


Floor Plans

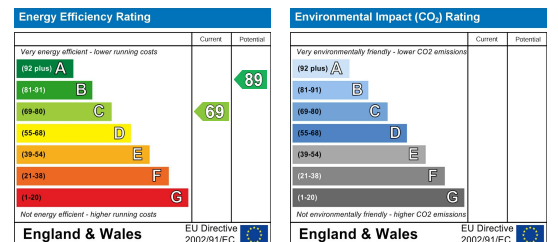
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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