



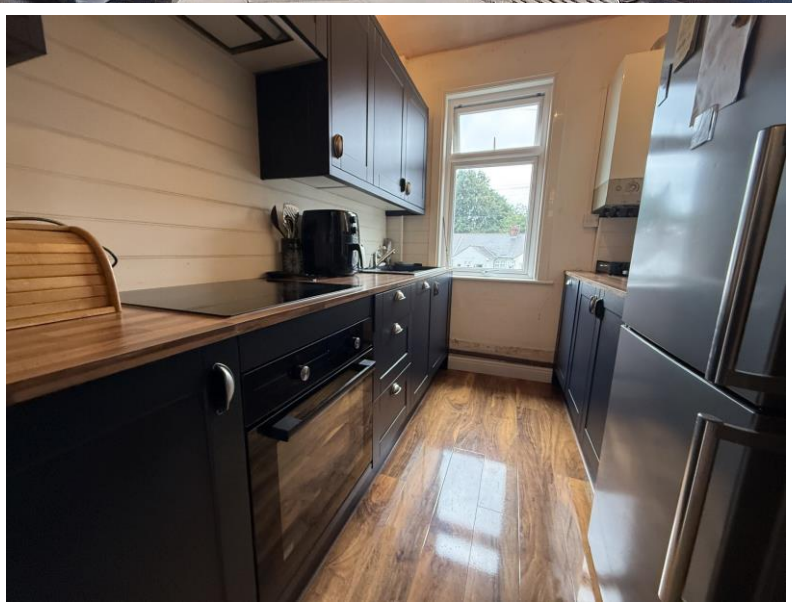
Falcon

01752 600444

37 Ridge Park Avenue

Peverell, Plymouth, PL4 6QB

Guide Price £250,000 - £260,000





In Brief

Terraced home over three floors

Reception Rooms Living room- Dining room

Bedrooms 3 - Bedrooms

Heating Gas central Heating

Area 1288 SQFT

Tenure Freehold

Parking On street parking (permit restrictions apply)

Council Tax B

Description

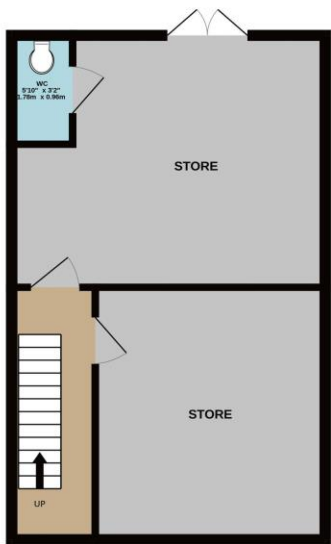
Set in the ever-popular Ridge Park Avenue, just a short stroll from Central Park, this spacious three-storey property offers an exceptional opportunity to secure a versatile family home in one of Plymouth's most sought-after areas. Beautifully presented throughout, the home has recently benefitted from a newly fitted kitchen and boasts a bright and airy open-plan living and dining space – perfect for modern family living and entertaining. To the lower ground floor, you'll find an expansive store area which has been thoughtfully utilised as a garage, complete with a convenient WC – ideal for additional storage, a workshop, or even further development potential. Upstairs, the first floor hosts two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom. This fantastic home is perfectly positioned for easy access to Plymouth City Centre, the train station, and the nearby leisure park – not to mention the green open spaces of Central Park right on your doorstep. Offered to the market chain-free, this is a superb opportunity for families, professionals or investors alike. Early viewing is highly recommended.

Need A Mortgage?

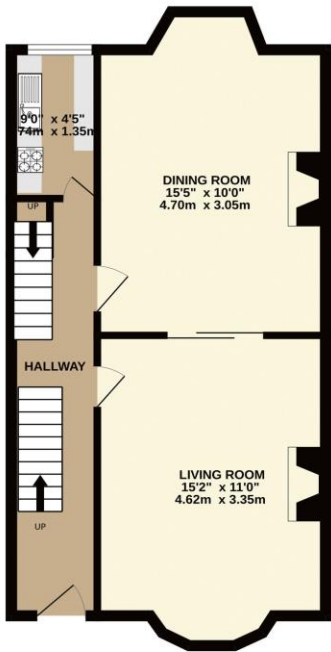
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

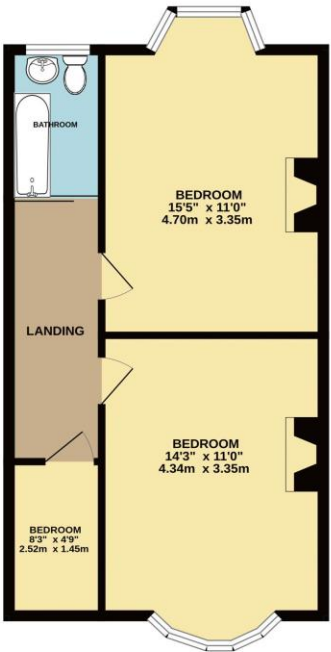
BASEMENT
437 sq.ft. (40.6 sq.m.) approx.



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

