



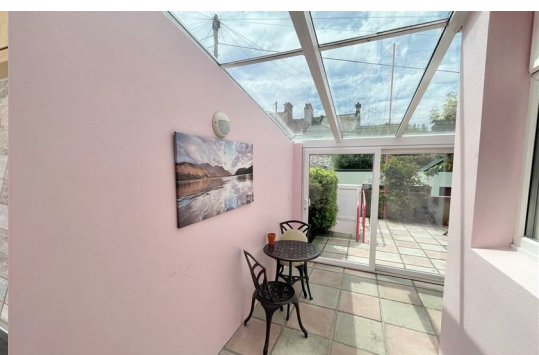
## 25 Ganges Road

Stoke, Plymouth, PL2 3AY

£230,000



A great opportunity to purchase an older-style terraced property. It is currently arranged as 4 letting rooms & the property is being sold as either a going concern or potentially as vacant possession. It is arranged with a formal lounge, 4 rented rooms, but one alternatively could be used as the dining room, fitted kitchen & bathroom. Rear conservatory leading to a utility. Low maintenance courtyard garden to the rear. Double-glazing & central heating.



GANGES ROAD, STOKE, PL2 3AY

ACCOMMODATION

Access to the property is gained via the obscured glazed door leading into the entrance porch.

ENTRANCE PORCH

Glazed inner door leading into the entrance hall.

ENTRANCE HALL

Doors providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage cupboards.

LOUNGE 12'9" into bay x 12'0" into alcove (3.90 into bay x 3.67 into alcove)

Double-glazed bay window to the front elevation. Fireplace with wooden mantel surround and hearth.

DINING ROOM/ROOM ONE 13'2" x 9'3" (4.02 x 2.83)

Double-glazed window to the rear elevation.

KITCHEN 8'9" x 7'9" incl kitchen units (2.68 x 2.38 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces. Inset single drainer single bowl sink unit with mixer tap. Space for electric cooker. Space for fridge-freezer. Double-glazed window. Part-glazed door leading to the conservatory.

CONSERVATORY

Mono-pitch glass roof. Double-glazed sliding patio doors leading out to the rear courtyard. Doorway leading to the utility.

UTILITY 5'10" x 6'9" (1.80 x 2.07)

Work surface with space and plumbing for washing machine. Space for tumble dryer beneath the work surface. Wall-mounted gas boiler. Power and light.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard. On the mezzanine level there is a doorway opening to the bathroom.

BATHROOM 8'0" x 5'10" (2.46 x 1.79)

White suite comprising a bath with twin hand grips, shower screen and a shower unit with spray attachment over, low level toilet and a pedestal wash basin. Vertical towel rail/radiator. Laminate floor. Double-glazed window to the side elevation.

BEDROOM THREE/ROOM THREE 11'5" x 9'3" (3.50 x 2.83)

Fitted wardrobe. Double-glazed window to the rear elevation.

BEDROOM TWO/ROOM TWO 11'3" x 8'4" (3.44 x 2.56)

2 fitted cupboards. Double-glazed window to the front elevation.

BEDROOM FOUR/ROOM FOUR 11'3" x 5'6" (3.44 x 1.68)

Double-glazed window to the front elevation.

OUTSIDE

To the front of the property is a walled-enclosed garden area which has been laid to gravel together with plants and trees. A path leads to the front entrance. To the rear there is a walled-enclosed courtyard. There are some shrubs and tress and a gate leads out onto the rear service.

COUNCIL TAX

Plymouth City Council  
Council tax band B

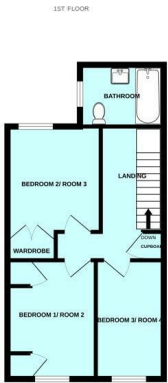
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

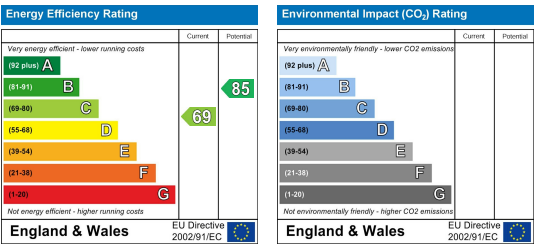
Area Map



Floor Plans



Energy Efficiency Graph



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