



SELL • LET • MANAGE

Ganges Road, Plymouth, PL2 3AY  
Offers Over £215,000 Freehold

3 1 2 D



# Ganges Road

## Plymouth, PL2 3AY

- Mid Terraced house
- Stoke Location
- Redecorated Throughout
- Family bathroom
- Garage
- Three Bedrooms
- Open Plan Lounge and Diner
- Modern kitchen
- Generous Size Courtyard Garden
- Council Tax Band B

DC Lane are delighted to present this superb mid-terraced property located in Stoke, within strolling distance of fashionable Stoke Village, walking distance to the City Centre, and with easy access to the A38 and major routes.

Having undergone complete redecoration throughout, the property comes to the market with a fresh new lease of life. Upon arrival, you are greeted by a low maintenance front garden, and as you step inside a period staircase and hallway welcome you in. The bright and airy lounge opens into the dining room, perfect for entertaining and hosting friends and family members. At the back of the property is a modern kitchen, offering plenty of space to prepare meals and fully equipped with cooking appliances. A door from the kitchen provides access to the south-west facing low-maintenance garden and garage.

Back inside, stairs rise to the first floor where you will find three bedrooms (two doubles and a single) and a family bathroom with shower over the bath.

The off-road parking garage is a great feature in this location, making the property appealing to young families or investors alike.

We believe this property would make an ideal first-time buy or buy-to-let, and a viewing is highly recommended.



### Ground Floor

Lounge	12'0" x 11'5" (3.67 x 3.49)
Dining Room	9'6" x 12'9" (2.92 x 3.90)
Kitchen	10'1" x 12'10" (3.08 x 3.93)

### First Floor

Bedroom 1	9'8" x 12'0" (2.95 x 3.66)
Bedroom 2	9'8" x 12'1" (2.95 x 3.69)
Bedroom 3	5'4" x 8'6" (1.65 x 2.60)
Bathroom	8'1" x 6'2" (2.48 x 1.90)





## Directions

From the A38 Westbound, exit at Manadon Roundabout, taking the second exit for City, onto Outland Road. Keep Right to stay on Outland Road and at the roundabout take the first exit onto St Levan's Road. Turn Left onto Ganges Road.

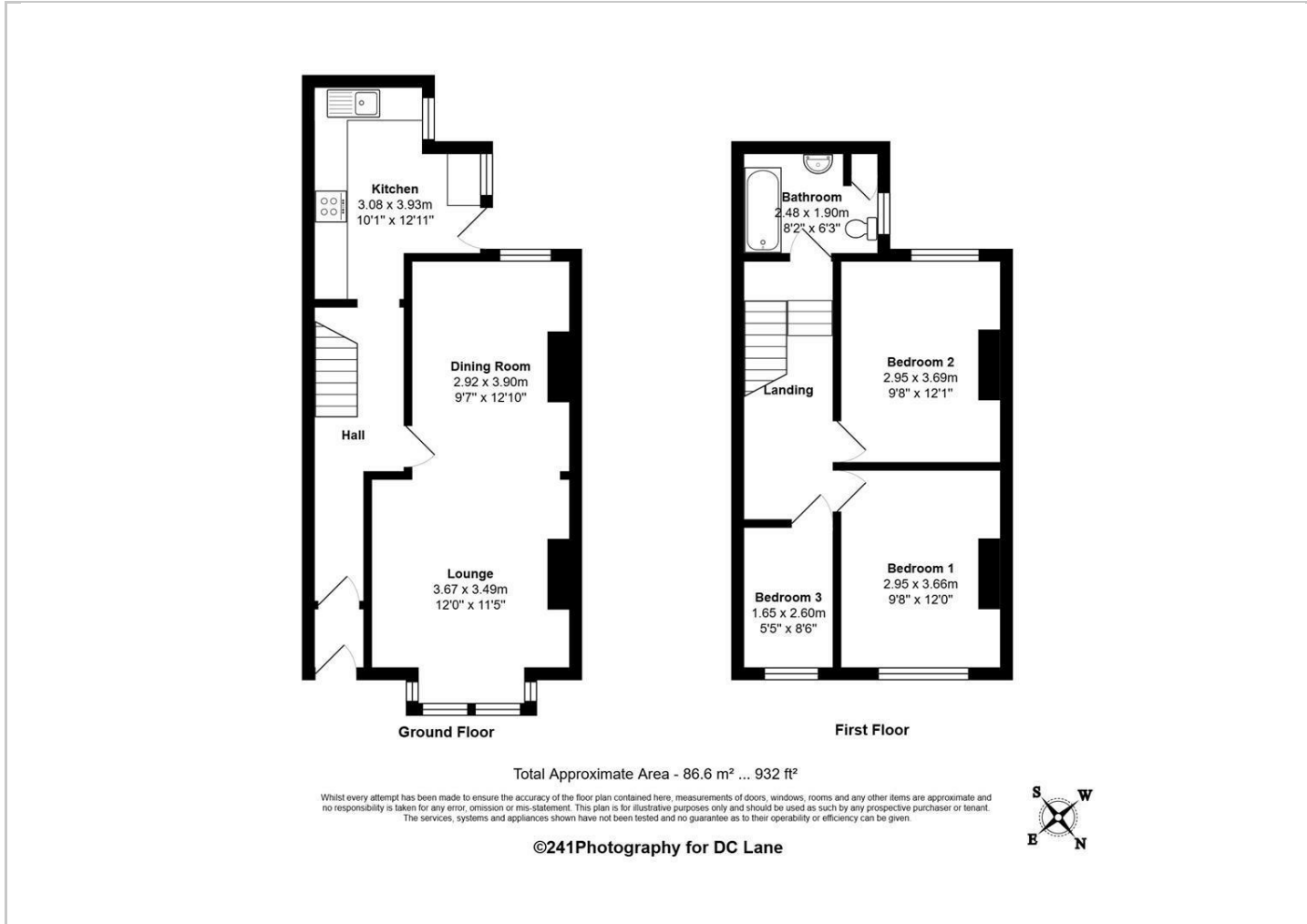
**Council Tax Band: B**

## Scan for Material Information

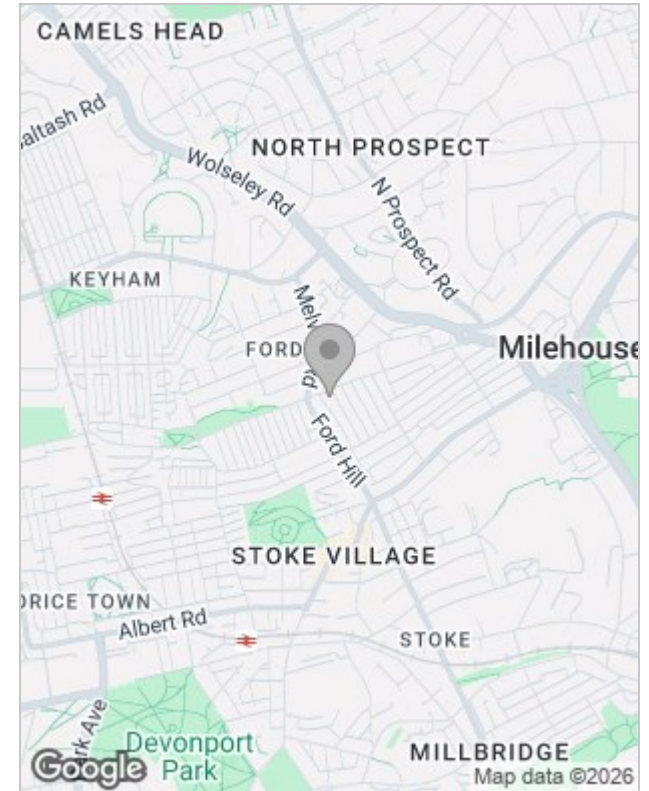




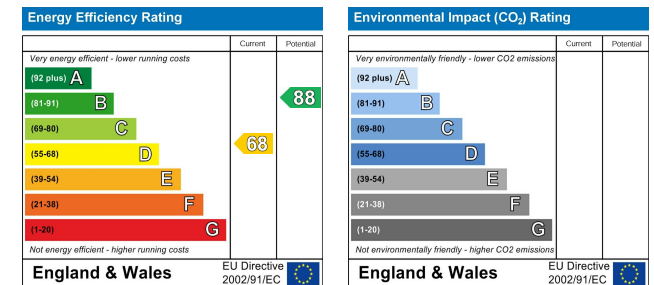
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk