



Falcon

01752 600444

33 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £240,000 - £245,000





In Brief

Perfect First Home Just Moments from Central Park with Two Double Bedrooms

Reception Rooms	Lovely living room with separate dining room		
Bedrooms	Two double bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	769 sq ft	Council Tax	B
Tenure	Freehold		

Description

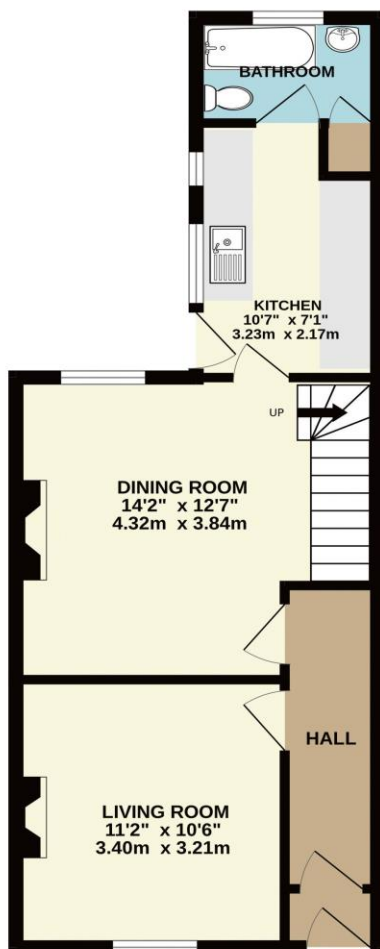
Located in this highly sought-after position just a short walk from Plymouth's beautiful Central Park, this well-presented two double bedroom terraced home is an ideal first-time purchase. Perfectly placed for Hyde Park Primary School, the Life Centre, Mutley Plain and Plymouth City Centre, the property combines character, space and convenience. The accommodation comprises a welcoming entrance hall, a bright living room with an attractive open stone fireplace and decorative ceiling coving, and a spacious dining room with open-plan stairs, creating a wonderful space for entertaining. The well-fitted kitchen offers a modern range of units with integral oven and hob with wood block work tops and leads through to a stylish fully tiled bathroom fitted with a white suite and a mixer shower over the bath. Upstairs are two generous double bedrooms, including an impressive principal bedroom spanning the full width of the house. Further benefits include gas central heating and uPVC double glazing. Outside, the enclosed south-east facing courtyard garden enjoys sunshine for much of the day, making it the perfect spot to relax or entertain. Offering excellent space, a fantastic location and plenty of character, this is a superb opportunity for first-time buyers or investors alike.

Need A Mortgage?

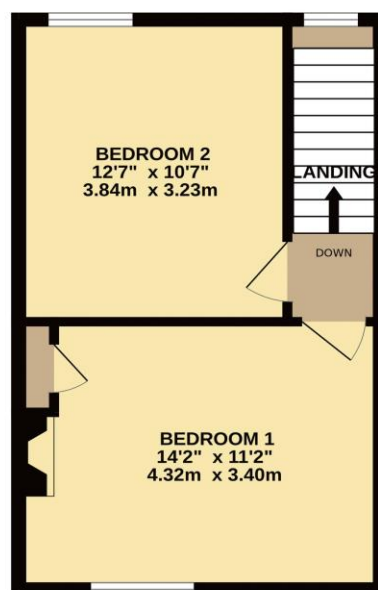
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Floor Plans

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

