



**DC**  
LANE

SELL • LET • MANAGE

Ganna Park Road, Plymouth, PL3 4NN  
£230,000 Freehold

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£230,000

# Ganna Park Road

## Plymouth, PL3 4NN

- Desirable Peverell Park Road
- Three Bedrooms
- Character Features
- Kitchen & Utility Room
- Courtyard Garden
- Mid Terraced House
- In Need of Modernisation
- Two Reception Rooms
- No Onward Chain
- Close Proximity to Central Park

DC Lane are delighted to present a Victorian mid terraced house in one of the most popular Peverell Park Roads, with it's close proximity to Hyde Park school, shops and entrance to Central Park a short stroll away. The property is in need of some modernisation however some original features have been retained within this lovely family home.

The approach to the front and entrance vestibule are level access opening into the hallway. There are two reception rooms, living room with bay window and separate dining room. The kitchen has a range of units and door access to a utility room opening onto the garden. To the first floor there are three bedrooms, two doubles and a single bedroom serviced by a bathroom.

Externally there is a low maintenance paved courtyard with storage sheds and pedestrian gate offers access to the rear service lane. The property also benefits from double glazing, gas fires and no onward chain.

This beautiful period property offers huge potential, it has been in the same family for decades and has been well loved, but it is now time for another family to make it their home.

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### Ground Floor

Living Room	11'1" x 13'1" (3.40 x 4.00)
Dining Room	9'7" x 13'1" (2.94 x 4.00)
Kitchen	7'2" x 8'11" (2.20 x 2.72)
Utility Room	7'2" x 10'7" (2.20 x 3.25)

### First Floor

Bedroom One	10'11" x 13'1" (3.34 x 4.00)
Bedroom Two	10'11" x 13'1" (3.34 x 4.00)
Bedroom Three	6'0" x 9'8" (1.83 x 2.95)
Bathroom	6'0" x 7'0" (1.83 x 2.14)



## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road. Ganna Park Road can be found on the right.

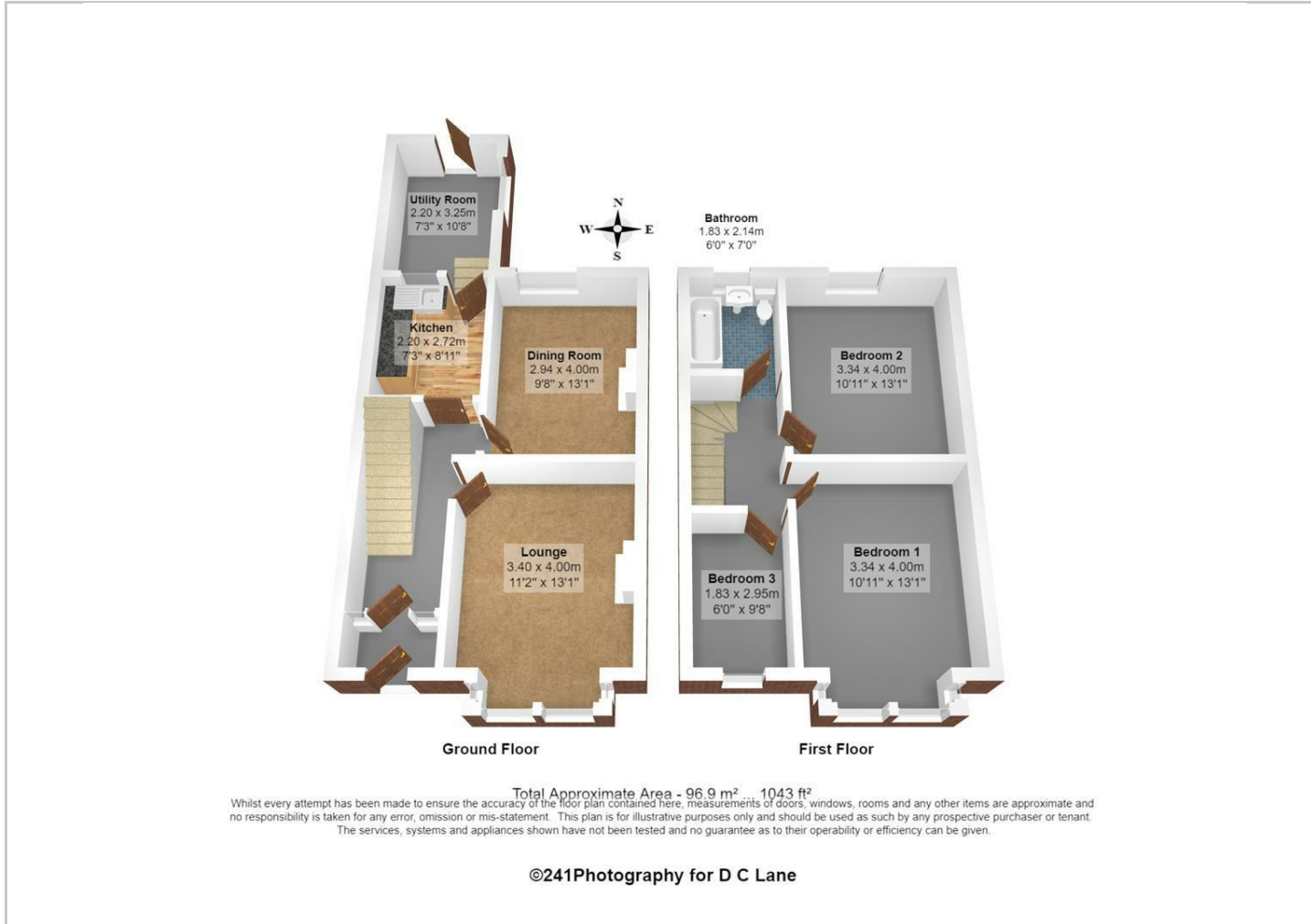
**Council Tax Band:**

## Scan for Material Information





## Floor Plans

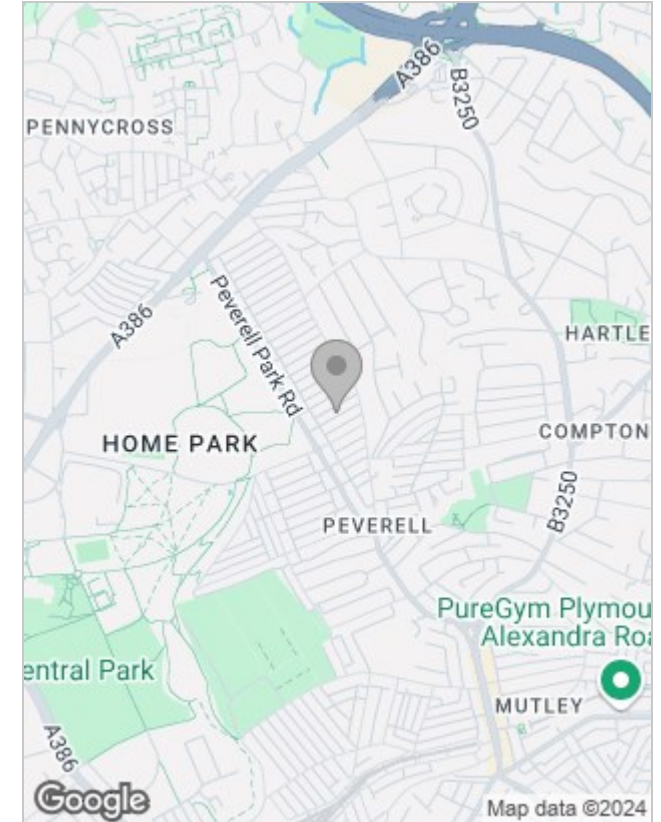


## Viewing

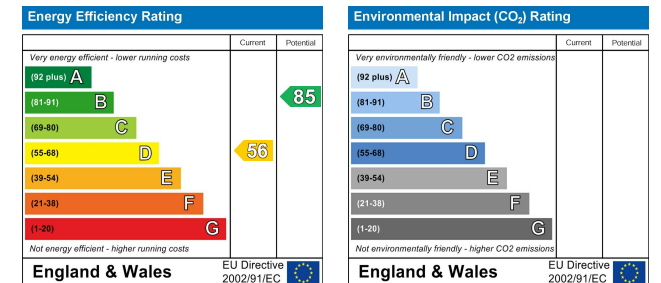
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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