

## 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

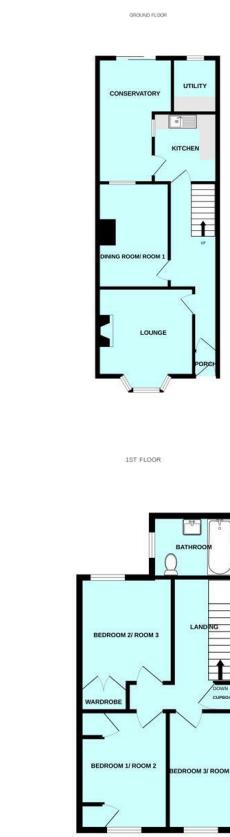
### SERVICES

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

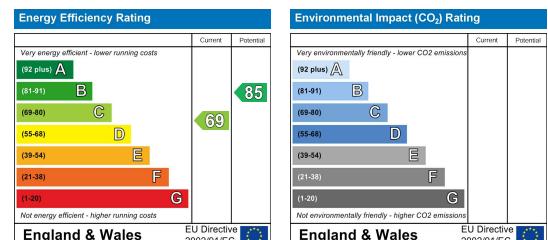
### Area Map



### Floor Plans



### Energy Efficiency Graph



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