



27 Ganges Road

Stoke, Plymouth, PL2 3AY

£230,000



Available with no onward chain is this fantastic opportunity to purchase a well-presented investment property with 4 letting rooms. It could alternatively be sold with vacant possession and purchased as a traditional family home. The accommodation comprises a modern fitted kitchen, lounge, dining room/room four, 3 further bedrooms & bathroom. Rear utility. Courtyard to the rear. Double-glazing & gas-fired central heating.



GANGES ROAD, STOKE, PL2 3AY

ACCOMMODATION

Access to the property is gained via the part-glazed wooden entrance door leading into an entrance porch.

ENTRANCE PORCH

Glazed wooden inner door leading into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation. Under-stairs storage cupboard.

LOUNGE 12'10" into the bay x 12'0" into the alcove (3.92 into the bay x 3.66 into the alcove)

Double-glazed bay window to the front elevation. Feature fireplace with inset 'Living Flame' gas fire.

DINING ROOM/BEDROOM ONE 13'1" x 9'3" (3.99 x 2.84)

Double-glazed window to the rear elevation.

KITCHEN 12'11" x 8'1" at widest points (3.94 x 2.48 at widest points)

Matching eye-level and base units. Inset sink unit with a cupboard beneath. Inset 4-ring electric hob with an electric double oven beneath and an extractor hood above. Space for fridge and freezer. Double-glazed window and door leading to the courtyard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Built-in storage cupboard.

BATHROOM 8'2" x 6'0" (2.49 x 1.83)

Comprising a panel bath with a tiled area surround, shower unit and spray attachment over, pedestal wash basin and low level toilet. Radiator. Obscured double-glazed window to the side elevation.

BEDROOM THREE/ROOM THREE 10'10" x 9'3" (3.32 x 2.82)

Built-in wardrobe. Double-glazed window to the rear elevation.

BEDROOM TWO/ROOM TWO 11'3" x 8'7" (3.45 x 2.64)

2 built-in cupboards. Double-glazed window to the front elevation.

BEDROOM FOUR/ROOM FOUR 11'5" x 5'4" (3.48 x 1.65)

Double-glazed window to the front elevation.

OUTSIDE

To the front of the property is a gravelled and planted garden area. To the rear there is a walled-enclosed courtyard with a sitting area. There is a utility cupboard which has space and plumbing for a washing machine and a tumble dryer. Door providing access out onto the rear service lane.

COUNCIL TAX

Plymouth City Council
Council tax band B

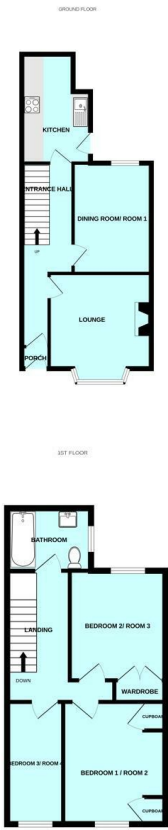
SERVICES

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

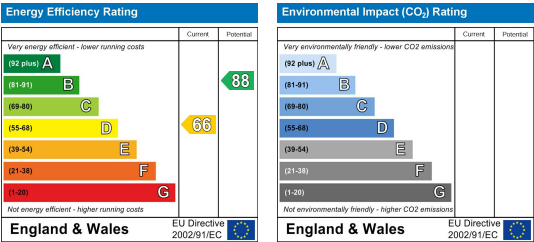
Area Map



Floor Plans



Energy Efficiency Graph



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