



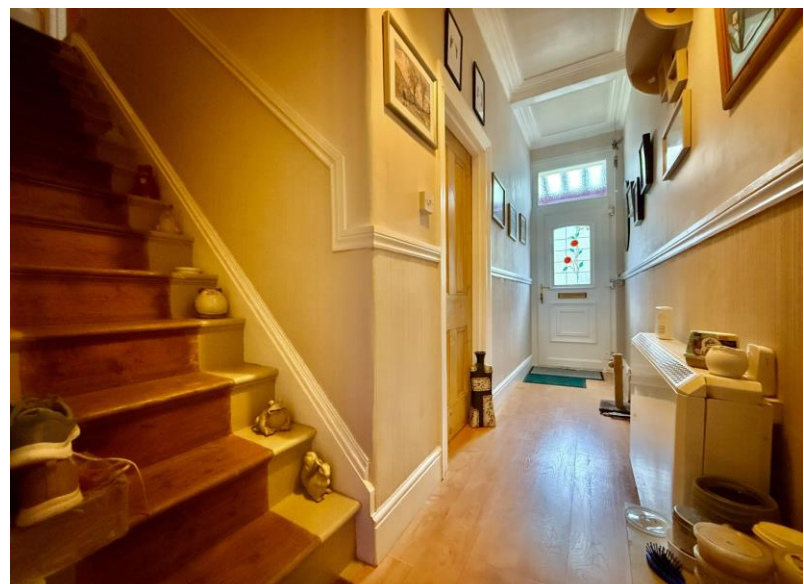
Falcon

01752 600444

46 Ganna Park Road

Peverell, Plymouth, PL3 4NN

Guide Price £220,000 - £230,000





In Brief

Charming 2 Double Bedroom Home in a Highly Sought-After Park Road Location

Reception Rooms	Large living with with spacious separate dining room		
Bedrooms	2 Double bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	915 sq ft	Council Tax	B
Tenure	Freehold		

Description

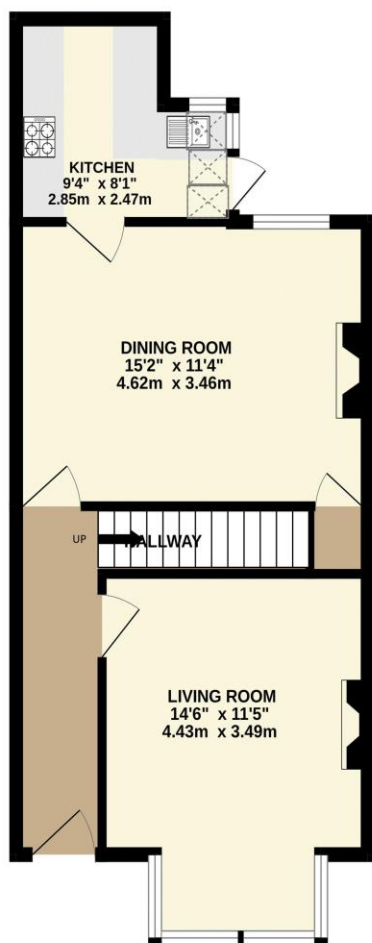
Located along one of the ever-popular "Park Roads," this delightful and rarely available two double bedroom property offers charm, character, and convenience in equal measure. Owned by the same family for the past 27 years, the home has been lovingly maintained and features a number of attractive period touches. The ground floor offers a welcoming living room to the front and a spacious separate dining room to the rear, perfect for entertaining or family gatherings. The well-fitted 'L'-shaped kitchen provides ample storage and workspace, with direct access to the rear garden. Upstairs, the first-floor landing leads to two generous double bedrooms, each with a door to an inner landing that connects to the family bathroom, which features both a bath and a separate shower cubicle. The home benefits from gas central heating and uPVC double glazing throughout. Outside, there is a lovely south-easterly facing courtyard garden, offering a sunny and private space to relax or entertain, complete with a pedestrian gate giving access to the rear service lane. Ideally situated close to excellent local schools, including the highly regarded Hyde Park Primary School (approximately 0.5 miles away), the property is also within easy reach of Plymouth City Centre and the open green spaces of Central Park. This charming home combines character, practicality, and a prime location—making it an exceptional opportunity not to be missed.

Need A Mortgage?

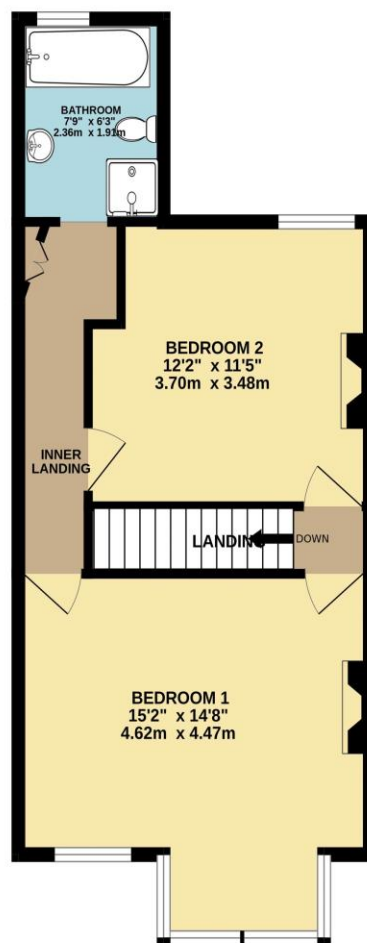
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

