





FOR SALE

01752 222060



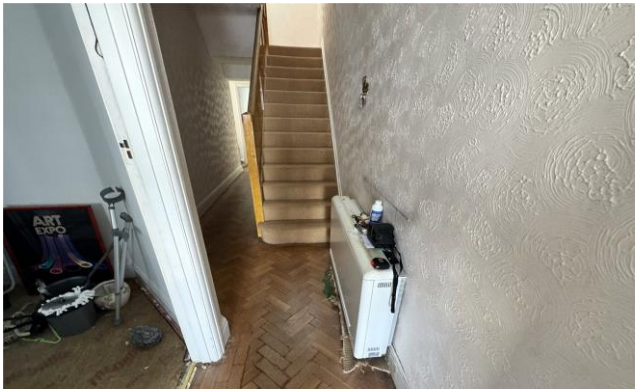
£185,000 32 Gifford Place, Devon

- **2 Bedrooms**
- **Area Info - Peverell**
- **Entrance Hall**
- **Rear Garden**
- **Dining Room**
- **Breakfast Area**
- **Kitchen**
- **Bathroom**

   
2 0 0 E



Smeaton Homes
Sales & Lettings



Charming Period Terraced House in town centre. 2-bed property with a garden. Bright spacious rooms, cosy fireplace. Property requires work, no central heating. Full of character and charm. With Parquet Flooring through the ground floor. Ideal renovation project for those seeking a traditional home with potential. EPC: E

Area Info - Peverell

To the north of Mutley Plain, sits Peverell. This very popular and well-maintained residential area consists mostly of good-sized Edwardian terraced houses, which are situated along and between the two main roads of Peverell Park Road and Weston Park Road.

Peverell is considered to be a safe, solid and central area with good quality housing and few social problems, perhaps due to the lack of pubs in the vicinity, a result of the original land owner's stipulation that no licensed premises were to be built there.

With good schools, some shops and local amenities, Peverell also benefits from bordering Central Park, often referred to as "the green lung" of Plymouth. This offers green spaces and sporting facilities within a short walk of Peverell. It's also within walking distance of Plymouth Argyle, the city's Championship football club.



Property Description

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32 Gifford Place, Plymouth

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28 Central Park Avenue
Plymouth PL4 6NE

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TENURE

Freehold

COUNCIL TAX

B

SERVICES

Mains:

Gas

Electric

Water

AGENT'S NOTES

Please be advised the property is being sold with no onward chain

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 49 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Total area: approx. 1503.1 sq. feet

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