



Welsford Avenue, Plymouth

Asking price **£180,000**



Key Features

- Terraced home
- Two bedrooms
- Usable attic space
- Large dining room
- Log burner
- Council tax band C
- EPC rating C
- Freehold





Perfect for first-time buyers, families or investors looking to add to their rental portfolio, is this cosy family home, conveniently located close to Devonport Dockyard, the City Centre and with easy access to the A38.

Situated in Stoke, is this two-bedroom terraced home, with additional benefit of a usable attic space, large dining room and separate kitchen.

Entering the property into the living room, the room is decorated neutrally and is finished with fitted carpets. Creating a wonderful focal point, there is a fitted functioning log burner, making the room a cosy area to relax. The bay window allows light to flow through the room.

From the living room, you enter into the dining room, which provides a fantastic area for entertaining guests and has ample space for dining room furniture. Fitted wooden effect laminate flooring and plenty of storage space.

Stepping down from the dining room, the fitted kitchen is to the rear aspect of the property, flooring continues from the dining room and the kitchen is partially tiled with high gloss tiles. Plenty of matching upper and base units with chrome effect handles and worktop. Integrated cooker, hob and extractor overhead. Access to the rear courtyard is via the kitchen.

Upstairs, bedroom one is to the front aspect and bedroom two is to the rear aspect of the property, both are double in size. Access from the landing via a ladder, to the usable attic space.

The bathroom is decorated tastefully, with matching fitted bath, hand basin with single taps and low-level W/C with push flush. Fitted shower and screen and an additional shower hose connection from bath taps.

Externally, the enclosed large courtyard is low maintenance and provides access to the service lane behind. Additional sheltered space perfect for housing appliances.

Heated by gas central heating with radiators to each room. UPVC windows. On road street parking.

Local amenities and transport routes are also close and easily accessible.

Tenure - Freehold
Council tax band - C
EPC rating - C





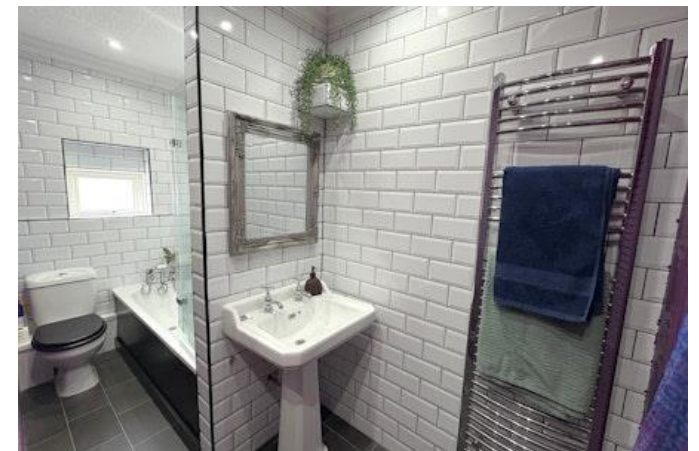
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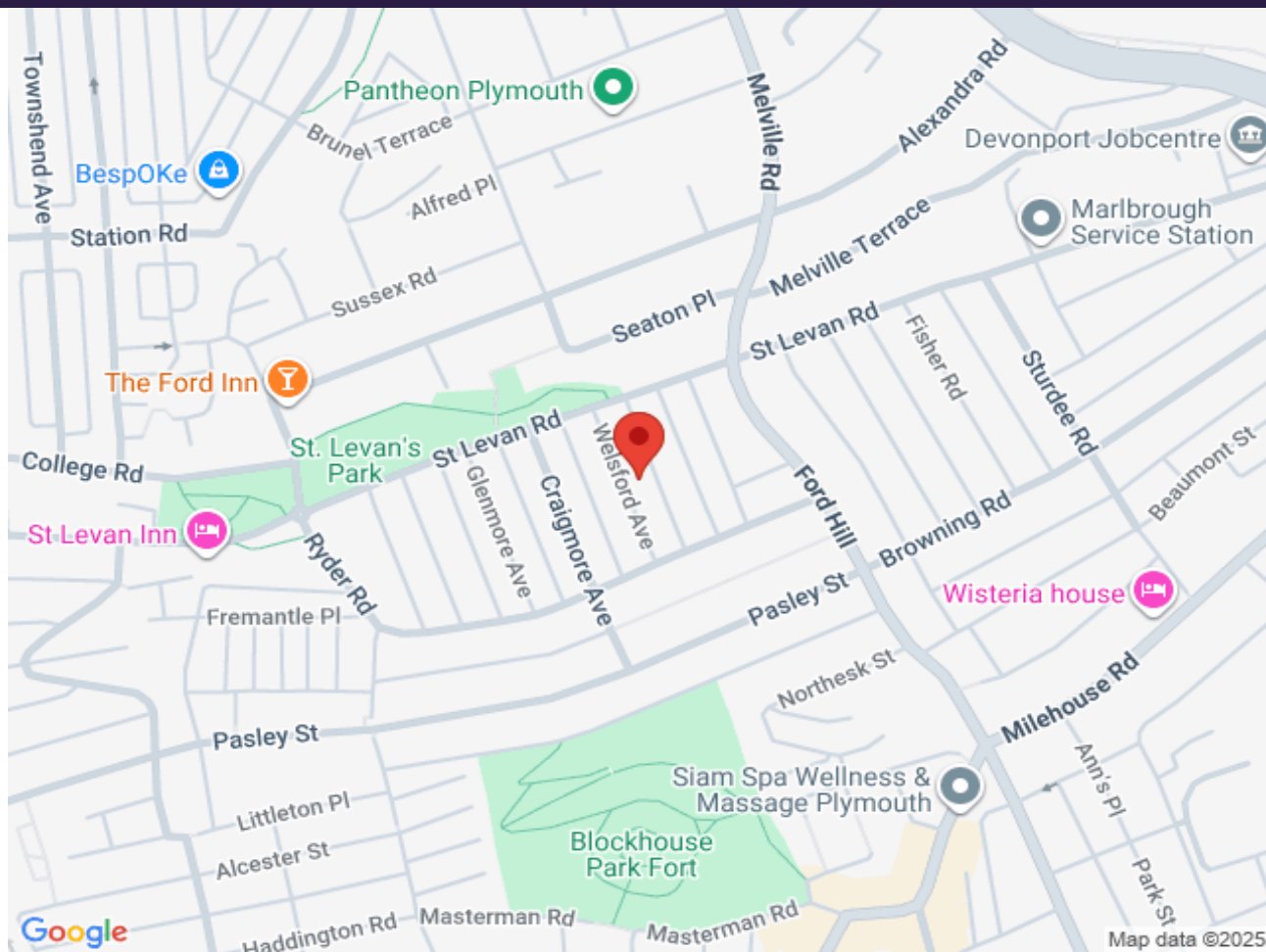
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.







Total area: approx. 84.6 sq. metres (910.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		