# Julian Marks | PEOPLE, PASSION AND SERVICE



# 18 Welsford Avenue

Stoke, Plymouth, PL2 1HU

£195,000









A nicely-presented bay-fronted mid-terraced house being sold with no onward chain. The accommodation briefly comprises an entrance vestibule and hallway, bay-fronted lounge with a wood burner, spacious kitchen/dining room with a separate utility & a beautifully-fitted downstairs bathroom with roll-top bath and separate shower. On the first floor there are 2 double bedrooms. Outside, to the rear, is a paved courtyard enjoying a south-westerly aspect. Double-glazing & central heating.



# WELSFORD AVENUE, PLYMOUTH, PL2 1HU

#### **ACCOMMODATION**

Front door opening into the entrance vestibule.

# ENTRANCE VESTIBULE & HALL 13'10 x 3' (4.22m x 0.91m)

Party-glazed door leading into the hall. Within the hall, stairs lead to the first floor.

# LOUNGE 11'8 into bay x 9'5 (3.56m into bay x 2.87m)

Bay window to the front elevation. Chimney breast with wood burner. Shelving either side of the chimney breast. Picture rail. Doorway leading to an inner vestibule.

#### **INNER VESTIBULE**

Cupboard housing the electric meter and the consumer unit. Understairs storage cupboard. Doorway leading through to the kitchen/dining room

# KITCHEN/DINING ROOM 12'11 x 10'10 (3.94m x 3.30m)

Ample space for dining table and chairs. Chimney breast with storage either side. Base-mounted kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Built-in oven and hob. Inset one-&-a-half bowl single drainer sink unit. Space for free-standing fridge-freezer. Window to the rear elevation overlooking the courtyard. Doorway opening into the utility room.

# UTILITY ROOM 6'8 x 4'3 (2.03m x 1.30m)

Space and plumbing for both dishwasher and washing machine. Shelf. Tiled floor. Underfloor heating. Inset ceiling spotlights. Separate door opening into the bathroom. Obscured glazed door leading to outside.

## BATHROOM 10'6 x 6'4 (3.20m x 1.93m)

Superbly-fitted bathroom comprising a free-standing rolled-top claw and ball-footed bath, separate tiled shower fitted with a Triton electric shower system, we and a period-style basin. Heated towel rail. Tiled floor. Underfloor heating. Partly-tiled walls. Inset ceiling spotlights. Windows to the side elevation.

# FIRST FLOOR LANDING

# BEDROOM ONE 12'11 x 10'10 (3.94m x 3.30m)

Window to front elevation. Chimney breast. Picture rail. Wardrobe with hanging rail.

# BEDROOM TWO 12' x 10'10 (3.66m x 3.30m)

Window to the rear elevation. Cupboard fitted with a hanging rail and housing the Worcester gas boiler. Built-in cupboard with shelving.

# **OUTSIDE**

To the rear is a paved courtyard with a rear access gate opening onto the service lane. The rear courtyard enjoys a south-westerly aspect. Outside tap. Fixed washing line.

#### **COUNCIL TAX**

Plymouth City Council Council tax band A

#### **SERVICES**

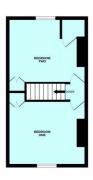
The property is connected to all the mains services: gas, electricity, water and drainage.

# **Area Map**

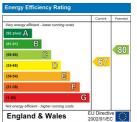


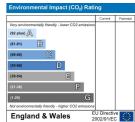
### Floor Plans





# **Energy Efficiency Graph**





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