



Francis Stuart

HMOs • Lettings • Investments

Harrison Street, Plymouth, PL2 1EB

£190,000

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2 Harrison Street, Stoke, Plymouth, PL2 1EB

Offering the rare benefit of both an ensuite shower room and a separate ground floor bathroom, this attractive two-bedroom period home provides generous accommodation and practical living space, all set within a quiet residential street in the popular area of Stoke. The property is also being sold with no onward chain, making it an excellent opportunity for buyers seeking a straightforward move.

Believed to date from the late Victorian to early Edwardian period (circa early 1900s), the property reflects the solid construction and spacious room proportions typical of homes built during Plymouth's expansion. Homes of this era remain highly desirable thanks to their character, high ceilings and well-proportioned interiors.

A welcoming entrance hallway leads into the main living areas of the home, opening into a fantastic combined lounge and dining space measuring approximately 24'10" in length. This generous room creates a wonderful social hub within the home, perfect for evening meal times, family board games and everyday family living.

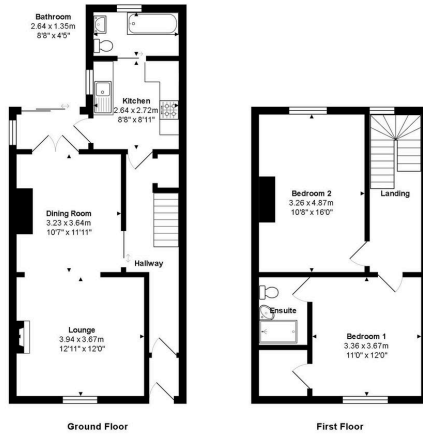
To the rear sits the modern fitted kitchen, arranged with a range of contemporary units providing practical workspace and storage. Beyond the kitchen is the ground floor bathroom, fitted with bath, wash basin and WC. A door from the rear of the property leads out to a private enclosed courtyard, offering a low-maintenance outdoor space ideal for seating or storage.

The first floor provides two generous double bedrooms. The principal bedroom (11'0" x 12'0") benefits from its own private ensuite shower room, a very unusual and highly desirable feature for properties of this age and style. The second bedroom (10'8" x 16'0") is particularly impressive in size and offers excellent versatility as a large bedroom, guest room or home office.

The property extends to approximately 95.5 sq m (1,028 sq ft) across two floors, providing spacious accommodation throughout.

Harrison Street sits within the well-established and convenient district of Stoke, an area known for its attractive period homes and





Ground Floor

First Floor

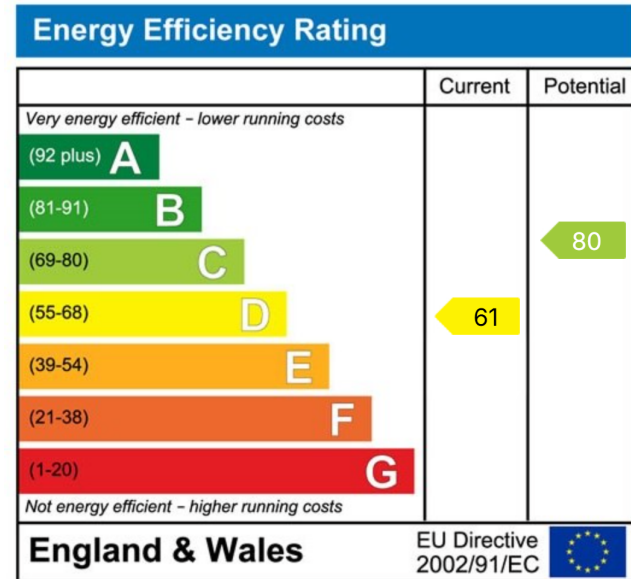
Total Approximate Area - 95.5 m² ... 1028 ft²

While every effort has been made to ensure the accuracy of the floor plan, contractors' measurements of doors, windows, cornices and all other items are approximate and the responsibility lies with the contractor. This plan is for general reference only and should be used to guide the buyer's own professional enquiries. The architect, surveyor and other professionals have not been asked to verify the accuracy of the floor plan.



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- Being sold with no onward chain
- Two generous double bedrooms
- Principal bedroom with private ensuite shower room
- Separate ground floor bathroom
- 24'10" Lounge & Dining Area
- Popular Stoke location close to Dockyard & Central Park and the Life Centre
- Approx. 95.5 sq m / 1,028 sq ft of accommodation
- Private enclosed courtyard garden



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