



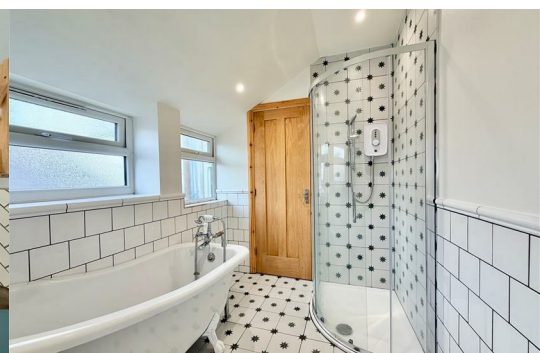
## 18 Welsford Avenue

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, wc 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.

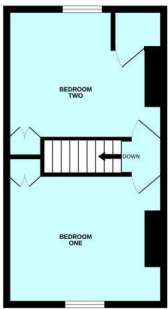
Area Map



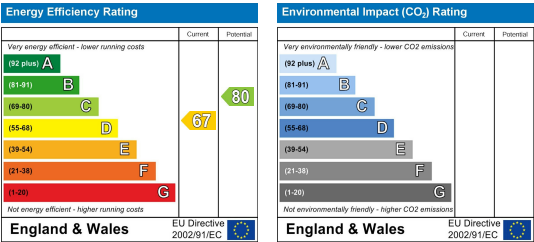
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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