



## 11 Camperdown Street

Stoke, Plymouth, PL2 1JQ

**£245,000**



Superbly-presented older-style mid-terrace bay-fronted house in a lovely position and enjoying a southerly-facing rear courtyard. The accommodation, briefly comprises an entrance vestibule leading to a hallway, bay-fronted sitting room with a fantastic fireplace, separate dining room plus a generous kitchen, rear hall/utility and a luxury ground floor bathroom with bath and separate walk-in shower. On the first floor there are 3 bedrooms. The property has many characterful features throughout plus double-glazing and central heating.



## CAMPERDOWN STREET, PLYMOUTH, PL2 1JQ

### ACCOMMODATION

Front door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Partly-glazed door leading into the hallway.

### HALLWAY 21'5 x 6'1 at widest point (6.53m x 1.85m at widest point)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboards housing the gas meter, electric meter and consumer unit.

### SITTING ROOM 16'3 x 13'6 (4.95m x 4.11m)

Bay window with fitted blinds to the front elevation. Chimney breast featuring a fantastic cast fireplace with a marble surround. Coved ceiling with an ornate ceiling rose. Picture rail.

### DINING ROOM 12'5 x 10'8 (3.78m x 3.25m)

Window with a fitted blind to the rear elevation. Chimney breast with 2 alcoves with lighting either side. Coved ceiling with an ornate ceiling rose. Picture rail.

### KITCHEN 15' x 10'6 (4.57m x 3.20m)

A generous kitchen with a range of cabinets, work surfaces and splash-backs. Stainless-steel one-&a-half bowl single drainer sink unit. Space for an American-style fridge-freezer. Space for Range-style cooker. Tiled splash-back behind the cooker and a cooker hood above. Space and pluming for dishwasher. Pull-out bin store. Wall-mounted cupboard housing the gas boiler. Window over the sink to the side elevation.

### REAR HALL/UTILITY 10'5 x 3'1 (3.18m x 0.94m)

Work surface. Space for washing machine. Wall-mounted cupboard above with shelving. Doorway leading to outside.

### BATHROOM 9'9 x 8'1 (2.97m x 2.46m)

A superbly-fitted bathroom featuring a free-standing bath with wall-mounted taps above, large walk-in tiled shower with wall-mounted controls, overhead shower plus an additional rinsing attachment, wc and a basin set into a cabinet. Wall-mounted mirror with integral lighting. Inset ceiling spotlights. Obscured window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with a fold-down loft ladder. Window with fitted blind to the rear elevation.

### BEDROOM ONE 16'2 x 11'9 (4.93m x 3.58m)

Bay window with fitted blinds to the front elevation. Picture rail. Coved ceiling.

### BEDROOM TWO 12'6 x 10'10 (3.81m x 3.30m)

Chimney breast with alcoves either side. Window with fitted blinds to the rear elevation.

### BEDROOM THREE 12'10 x 5'2 (3.91m x 1.57m)

Currently used as an office. Picture rail. Coved ceiling. Window with a fitted blind to the front elevation.

### REAR COURTYARD

Areas laid to slate flagstones together with paving and decking. The courtyard is enclosed by stone and masonry walling. There is a rear access gate. Outside light. Outside tap. Fixed washing line.

### COUNCIL TAX

Plymouth City Council

Council tax band B

### SERVICES

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

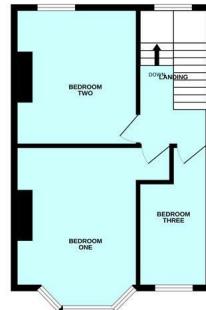
### Area Map



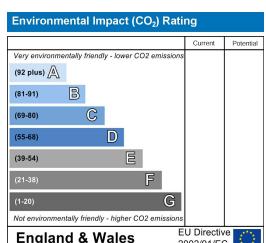
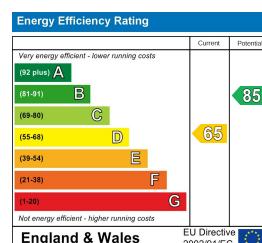
### Floor Plans



1ST FLOOR



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.