



## 9 Edith Avenue

St Judes, Plymouth, PL4 8TH

£310,000



A well presented period terraced family home in the heart of St Judes with the accommodation comprising entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility & shower room on the ground floor. At first floor level there are 3 bedrooms & a family bathroom. A staircase leading up to 2 attic rooms, one of which is currently being used as a study. To the rear is an enclosed garden with paved seating area, section of astro turf with twin wooden gates which open up out to the rear lane & allow off-road parking for 1 vehicle.





EDITH AVENUE, ST JUDES, PLYMOUTH, PL4 8TH

ACCOMMODATION

Entrance via double-glazed front door opens into the entrance porch.

ENTRANCE PORCH

Tiled floor. A door opens up into the entrance hall.

ENTRANCE HALL

A welcoming hallway with dado rail. Stairs rising to the first floor landing with under-stairs storage cupboard. Doors leading off through to the lounge, dining room & kitchen.

LOUNGE 15'8" x 12'11" plus bay (4.8 x 3.94 plus bay)

A lovely bay fronted room with uPVC double-glazed window to the front. Feature fireplace. Exposed wooden floorboards. Covings. Picture rail. Ceiling rose. The lounge opens up into the dining room.

DINING ROOM 13'5" x 13'3" (4.11 x 4.05)

Exposed wooden floorboards. Covings. Picture rail. Feature fireplace. uPVC double-glazed window & French doors opening up out to the rear garden.

KITCHEN/BREAKFAST ROOM 20'4" x 10'2" (6.2 x 3.11)

Attractive matching modern base & wall mounted units to include integral dishwasher, space for a gas range cooker & an american fridge/freezer. A central island & breakfast bar. 2 uPVC double-glazed windows to the side aspect. uPVC double-glazed door to the side & through to the utility.

UTILITY 5'10" x 4'7" (1.78 x 1.42)

Fitted sink unit with a work surface & wall mounted cupboards. uPVC double-glazed door leads out to the rear garden. A door through to the shower room.

SHOWER ROOM 5'2" x 4'4" (1.6 x 1.34)

A 3 piece suite comprising of a shower cubical, wc & wash hand basin. uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

Dado rail. Doors leading off through to bedrooms 1, 2, 3 & family bathroom. Staircase up to the 2nd floor where there are 2 further attic rooms, one of which is being used as a study.

BEDROOM ONE 16'10" x 13'1" into bay (5.15 x 4.0 into bay)

Exposed wooden floorboards. uPVC double-glazed bay window to the front.

BEDROOM TWO 13'3" x 13'1" max (4.04 x 4.01 max)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 9'8" x 7'3" (2.96 x 2.21)

uPVC double-glazed window to the front aspect.

FAMILY BATHROOM 10'7" x 5'6" (3.25 x 1.7)

A well appointed contemporary suite of matching bath with shower over, wc, 2 bowl sink units set into vanity storage cupboards below. Heated towel rail. uPVC double-glazed window to the rear.

ATTIC ROOM ONE 13'3" x 8'10" (4.05 x 2.71)

Velux window to the roof & front. Currently being used as a study.

ATTIC ROOM TWO 13'3" x 8'7" (4.05 x 2.63)

Velux window to the rear

OUTSIDE

The front of the property has a small private garden with steps leading up to the front door. To the rear is a good-sized garden which comes with patio. Steps leading up to a seating area with a hardstand to one corner allowing off-road parking for 1 vehicle with twin wooden gates opening up out to the service lane.

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

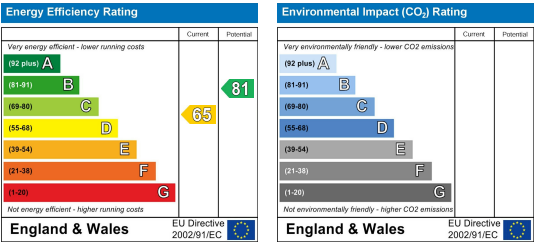


Floor Plans



Made with Mergim G2025

Energy Efficiency Graph



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