



27 Beresford Street

Stoke, Plymouth, PL2 3AJ

Guide Price £325,000



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BERESFORD STREET, STOKE, PLYMOUTH, PL2 3AJ

GUIDE PRICE £325,000 - £350,000

LOCATION

Found in Stoke, where the village nearby provides a for a good variety of local facilities & amenities. The position is convenient for access into the city & nearby connection to major routes in other directions.

ACCOMMODATION

An exceptionally well presented mid-terraced period built 2 storey house, carefully & expensively upgraded improved & refurbished to the highest standard. Quality uPVC double-glazing including sash style windows to the front with fitted shutters & gas fired central heating with a modern combination boiler. Flooring in the entrance lobby, hall & 2 receptions all upgraded original wood flooring. The kitchen having porcelain tiled floor with electric under-floor heating, as well as the upstairs bathroom. Kitchen fitted with Miele integrated appliances to include a 5 ring variable sized gas hob set in the island with extractor hood over, dishwasher, oven & microwave with warming drawer under. A stainless steel under-mounted sink with Quooka hot water tap having sparkling & cold water functions. An integrated American-style fridge/freezer which provides cold water & ice. Work-surfaces finished in silestone. Spacious reception rooms with period fireplaces & 2nd reception room

having built-in book cases. Downstairs wc with wash hand basin & wc with travertine tiling.

At first floor level, 3 good-sized double bedrooms, 2nd bedroom with period fireplace & built-in cupboard. A well appointed family bathroom with modern suite, electric under-floor heating & travertine tiling. Bathroom comprises a panelled bath with wide waterfall tap, douche shower & handheld shower spray. A wall hung wash hand basin with drawer under & wall hung wc.

GROUND FLOOR

ENTRANCE LOBBY

3'11 x 3'9 (1.19m x 1.14m)

HALL

5'11 wide (1.80m wide)

Under-stairs storage cupboards.

LOUNGE

16'4 x 12'5 maximum (4.98m x 3.78m maximum)

Twin bi-fold doors into;

RECEPTION ROOM TWO

14' x 10'1 maximum (4.27m x 3.07m maximum)

KITCHEN/DINING ROOM

20'9 x 9'11 overall (6.32m x 3.02m overall)

WC

4'9 x 2'3 (1.45m x 0.69m)

FIRST FLOOR

LANDING

BEDROOM ONE

16'7 x 16'6 maximum (5.05m x 5.03m maximum)

BEDROOM TWO

14'1 x 10'2 maximum (4.29m x 3.10m maximum)

BEDROOM THREE

14'2 x 9'10 (4.32m x 3.00m)

FAMILY BATHROOM

8'11 x 5'5 maximum (2.72m x 1.65m maximum)

GARDEN

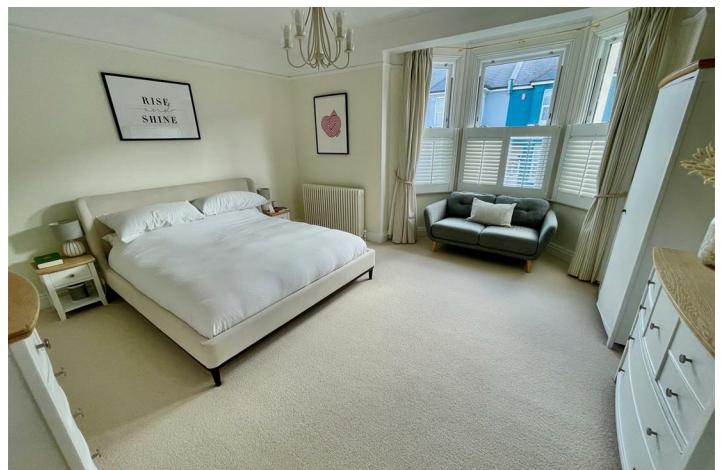
Walled rear courtyard garden.

COUNCIL TAX

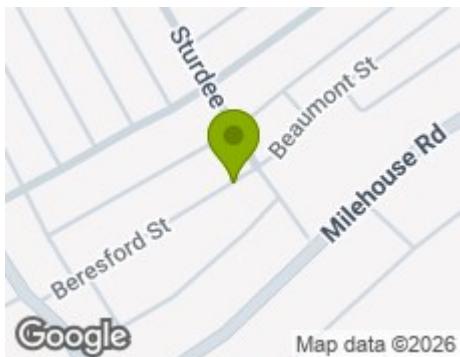
Plymouth City Council
Council Tax Band: C

SERVICES

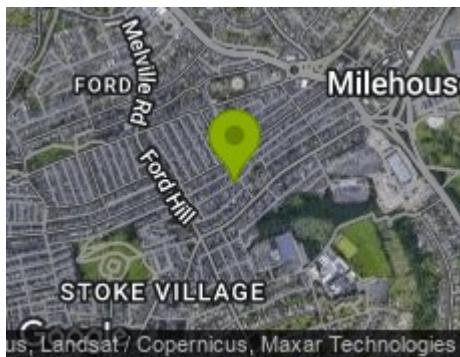
The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

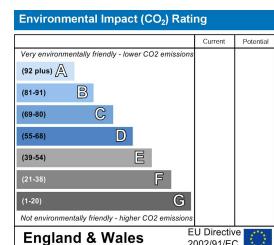
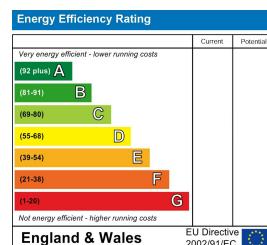


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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