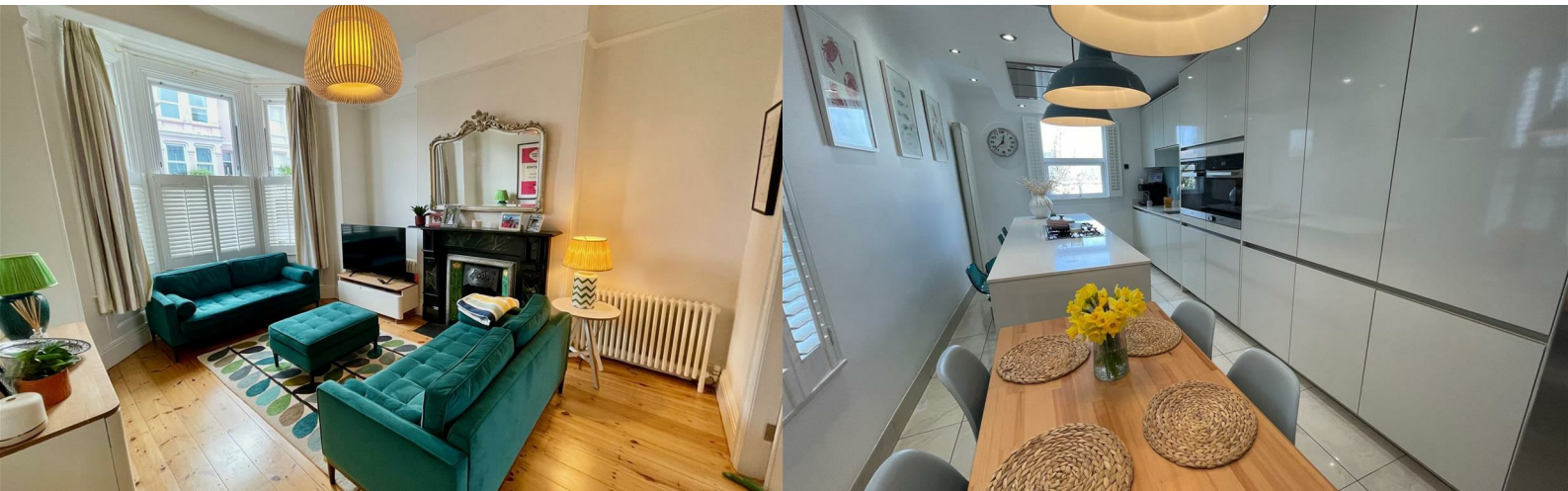




27 Beresford Street

Stoke, Plymouth, PL2 3AJ

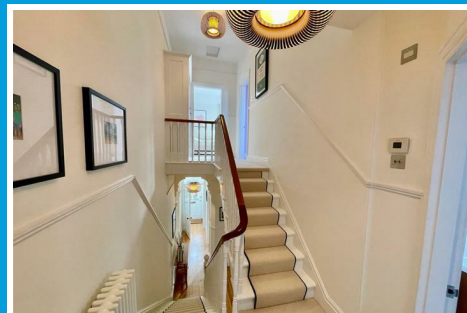
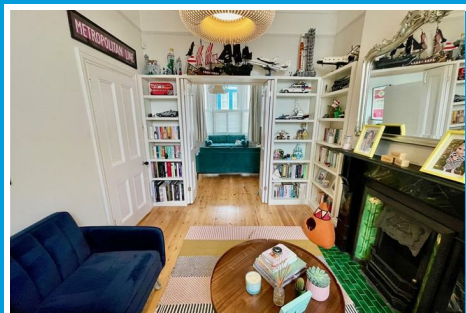
Guide Price £325,000



27 Beresford Street

Stoke, Plymouth, PL2 3AJ

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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. A n 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

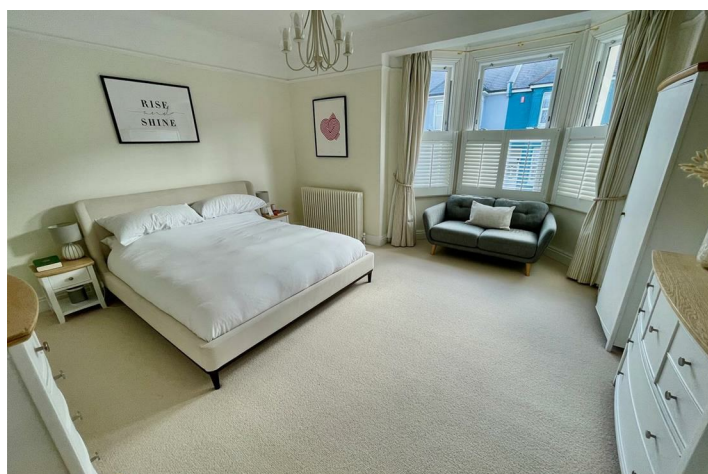
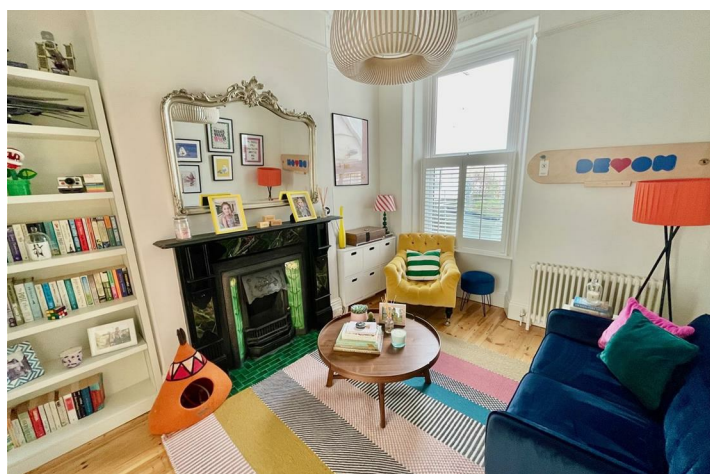
Walled rear courtyard garden.

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



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.