



## 1 Balmoral Avenue

Stoke, Plymouth, PL2 1HP

£200,000



End of terrace period built property. Extensively upgraded, refurbished & improved in recent years, gas fired central heating with modern eco boiler. The ground floor with porch, hall, good size front set lounge with bay window & wood burning stove which is Heatas registered. A separate dining room to the rear with access to walk in under stairs storage cupboard. A modern quality fitted kitchen with integrated appliances and housing the boiler installed in 2023. At first floor level, access to a boarded loft for storage, two good size bedrooms, the main bedroom to the front with fitted wardrobe and the second bedroom to the rear with cupboard over the stairs. A well appointed family bathroom/WC. Delightful walled courtyard garden. Well appointed store/shed with power, lighting and insulation and a useful utility cupboard.



## BALMORAL AVENUE, STOKE, PLYMOUTH, PL2 1HP

### LOCATION

Located at the top of Balmoral Avenue in this popular, established and residential area of Stoke, with a variety of local services and amenities found close by. The position is convenient for access into the city and nearby connections to major routes in other directions.

### ACCOMMODATION

uPVC part double-glazed door with window over into;

### GROUND FLOOR

#### ENTRANCE LOBBY

Panelled part leaded glazed door into;

#### HALL

Coved ceiling with arch, corbels & pendant light point. Staircase with carpeted treads rises & turns to the first floor. Overhead cupboard housing mains electric meter & consumer unit.

#### LOUNGE

Bay window to the front. Coved ceiling. Pendant light point. Focal feature fireplace recess with fitted wood burning stove.

#### DINING ROOM

Window overlooking the rear courtyard garden. Coved ceiling. Light point. Fitted shelves to either side of vented chimney breast. Door to useful walk-in under-stairs storage cupboard with light point & fitted shelving. Access door to further under-stairs storage cupboard housing the mains gas meter.

#### KITCHEN

Window to the side & side entrance door. Modern fitted kitchen with hardwood work surfaces, breakfast bar, metro tiled splash-backs, inset stainless steel sink with mixer tap. Integrated appliances include a variable sized gas hob with Cooke & Lewis extractor hood over & Stoves fan assisted electric oven under. Space for dishwasher. Wall mounted Worcester gas fired boiler servicing the central heating & domestic hot water.

### FIRST FLOOR

#### LANDING

Access hatch to the loft which is insulated & boarded with light point & pull down ladder.

#### BEDROOM ONE

Window to the front. Coved ceiling. Light point. Fitted wardrobe.

#### BEDROOM TWO

Window overlooking the rear. Coved ceiling. Light point. Over-stairs wardrobe/cupboard.

#### BATHROOM

Obscure glazed window to the rear. White modern suite with close coupled wc, pedestal wash hand basin with tiled splash-back, panelled bath with mixer tap & wall mounted shower attachment. Metro tiled splash-backs. Explair extractor fan. Chrome ladder radiator.

### EXTERNALLY

To the rear of the property, a delightful sunny courtyard garden with raised flower/shrub border on one side. Pedestrian gate to the rear service lane. Useful clothes washing lines. Outside water tap. Doors to utility cupboard & shed.

### SHED

Work bench & vice. Wide window. Power & lighting available. Sub-divided storage area.

### UTILITY CUPBOARD

Space & plumbing suitable for automatic washing machine. Space for tumble-dryer. Power & lighting available.

### 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

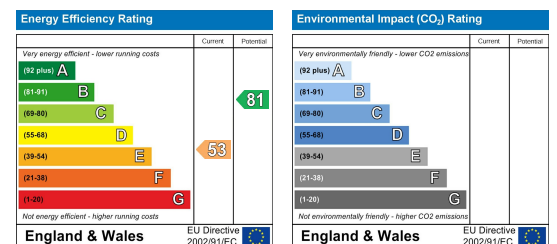


## Floor Plans



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## Energy Efficiency Graph



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