



## Asking Price £210,000

Beautifully presented substantial two bedroom terraced home situated in the convenient central location of Welbeck Avenue, City Centre within close proximity to Plymouth City Centre, University and railway station. The property has been well maintained and offers well proportioned living accommodation which could be easily converted into three bedrooms. Bright and airy living accommodation briefly comprises of a lounge, dining room, modern fitted kitchen, two generous double bedrooms and spacious modern family bathroom. The property also benefits from a landscaped low maintenance rear courtyard garden, double glazing, gas central heating and remaining period features. The property is offered to the market with no onward chain.

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**Welbeck Avenue, City Centre, PL4 6BG**

## Accommodation Comprises

### Entrance Vestibule

Wooden front door to; Tiled flooring. Dado rail. Period coving. Glazed wooden door leading to

### Entrance Hall

Radiator. Stairs rising to first floor with highly polished ornate newel post and under stairs storage cupboards. Period coving. Ceiling mounted light point. Doors to

### Lounge 12'9" (3.89m) Plus Bay x 12'4" (3.76m)

Radiator. Feature gas fire with decorative wooden surround. Double glazed bay window to front aspect. Picture rail. Period coving. Ceiling rose ceiling mounted light point.

### Dining Room 13'3" (4.04m) x 10'1" (3.07m)

Radiator. Double glazed window to rear aspect. Picture rail. Coving. Ceiling mounted light point.

### Kitchen 10'9" (3.28m) Max x 10'4" (3.15m)

Tiled flooring. Double glazed window to rear aspect. Frosted double glazed door to rear courtyard. A range of modern wall and base units with complimentary worksurfaces and matching splashbacks. Integral four ring gas hob with brushed steel splashback, electric oven under and circulation hood over. Integral stainless steel sink with mixer tap. Space and plumbing for washing machine and fridge/freezer. Ceiling mounted light point.

### First Floor Landing

Radiator. Double glazed window to rear aspect. Access to loftspace. Ceiling mounted light point. Doors to

### Bedroom One 16'4" (4.98m) x 12'9" (3.89m) Plus Bay

Radiator. Period cast iron fireplace with decorative tiled inserts. Double glazed bay window to front aspect. Double glazed window to front aspect. Picture rail. Coving. Ceiling mounted light point.

### Bedroom Two 13'3" (4.04m) x 10'0" (3.05m)

Radiator. Double glazed window to rear aspect. Picture rail. Coving. ceiling mounted light point.

### Bathroom 10'4" (3.15m) x 8'2" (2.49m)

Tile effect flooring. Built in storage cupboard. Chrome wall mounted heated towel radiator. Frosted double glazed window to rear aspect. Three piece modern white bathroom suite comprising of a panelled bath with shower screen and electric shower over, pedestal hand wash basin and low flush w.c. Extractor fan. ceiling mounted light point.

### Rear Courtyard

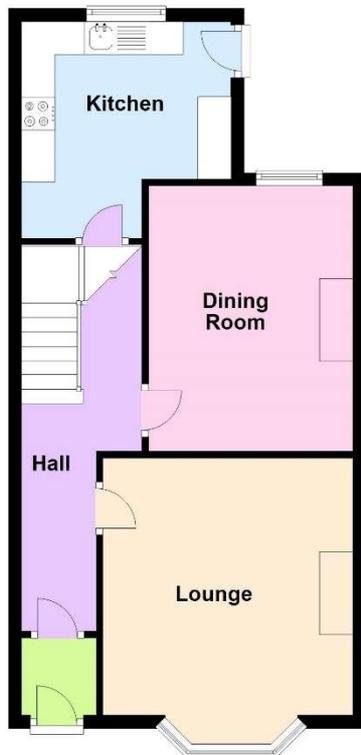
Enclosed low maintenance rear paved courtyard with raised borders to one side, gated rear access to service lane. Built in storage sheds with power. Outside tap.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	63	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.