



## Offers Above £170,000

Discover the perfect blend of comfort and convenience in this charming two double bedroom mid terrace home, ideally situated close to Devonport Dockyard. This property boasts spacious living accommodation thoughtfully arranged over two floors. The ground floor features a welcoming lounge, a separate dining room perfect for entertaining, and a kitchen. Stairs lead to a lower basement level from the ground floor hallway, offering additional versatile storage space. On the first floor, you will find two generously sized double bedrooms and a bathroom. The property benefits from double glazing and gas central heating, ensuring comfort throughout the year. Outside, the low maintenance rear courtyard garden provides a delightful outdoor retreat.

## Beatrice Avenue, Keyham, PL2 1NU

### Accommodation Comprises

#### Entrance Vestibule:

An obscure, part-glazed uPVC door opens into the Entrance Vestibule, where there is lighting and wall mounted hooks for coat hanging. A timber, part glazed door opens into the:

#### Hallway:

In the recently decorated hallway there is a wall mounted radiator, pendant light point and glazed panel doors which open into the ground floor rooms. A staircase rises to the first floor, beneath which a door opens on to a turning staircase which leads down to the basement level.

#### Lounge:

c.14` 0" x 11` 10" (4.27m x 3.61m)

The spacious lounge offers a good standard of decor with recently smoothed ceiling and walls, along with a bright and airy feel provided by the large bay window with uPVC double glazed units, to the front aspect. A feature fireplace, with living flame gas insert, wooden mantle surround and marble back and heath, offers a nice focal point and in addition there is a further wall mounted radiator and central ceiling light fitting.

#### Dining Room:

c.12` 11" x 9` 4" (3.94m x 2.84m)

Smoothed ceiling and walls continue into the dining room, where there is a uPVC double glazed window looking out to the rear courtyard, another radiator, a pendant light fitting and recessed, fitted cupboards offering useful storage.

#### Kitchen:

c.8` 11" x 8` 3" (2.72m x 2.51m)

The L-shaped kitchen comprises a range of traditional eye and base level units with work surface over, tiled splash backs and spaces for a cooker and refrigerator. A stainless steel sink with drainer in inset beneath a uPVC window at the rear which adjoins a matching door opening out to the courtyard.

### First Floor

#### Landing:

Recent redecoration including further smoothed ceiling and walls continues up the stairs, on to the landing which features a fitted airing cupboard with slatted shelving and a ceiling hatch providing access into the loft space, which, we are advised is part boarded and insulated. Doors open into all first floor rooms.

#### Bedroom 1:

c.15` 1" x 12` 0" (4.6m x 3.66m)

The substantial master bedroom stretches the width of the property and features a large uPVC double glazed window to the front aspect, along with fitted wardrobes with sliding doors lining the length of one wall. Additionally there are further smoothed ceiling and walls, along with a radiator and central pendant light point.

#### Bedroom 2:

c.12` 11" x 9` 3" (3.94m x 2.82m)

The second bedroom is also of sizeable proportion, offering a uPVC double glazed window to the rear, further radiator and ceiling light point.

#### Bathroom:

A real centrepiece at the property is the recently renewed bathroom, which is fully tiled with laminated effect flooring, a further smoothed ceiling and a modern white contemporary suite comprising a `P-shaped`, panelled bath with curved glass screen and recessed, mains shower, a low level WC and pedestal wash basin. Additionally a radiator and ceiling light fitting again feature along with a uPVC obscure double glazed window to the rear.

### Lower Ground Floor

#### Cellar/Utility Room:

c.14` 5" x 12` 10" (4.39m x 3.91m)

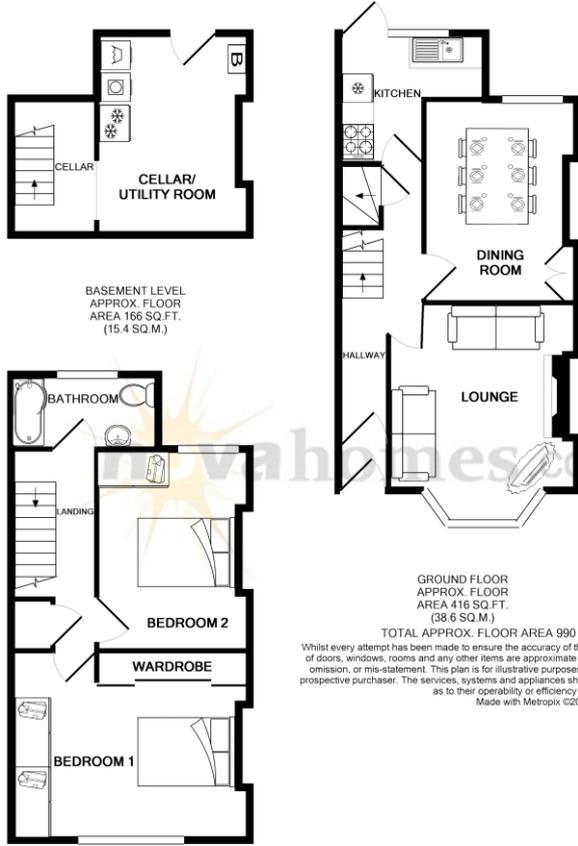
The cellar, accessed via the staircase concealed beneath the stairs in the hallway features the normal restricted head-height and has been adapted by the current owners for use as a utility room. Now with power, lighting, water supply and drainage, there is plentiful space for positioning of a washing machine, tumble dryer and other appliances. Along with offering a considerable amount of storage space, the recently renewed gas combination boiler, providing the hot water and central heating, is wall mounted aside a locking, wooden door which opens out into the rear courtyard.

#### Rear Courtyard:

Steps lead down from the kitchen to the rear courtyard which is, delightfully, West facing, offering a great place for enjoyment of barbeques and entertainment on those sunny afternoons/evenings. Featuring high level walling on all sides, there is a useful degree of privacy along with a sturdy, high level washing line and wooden gate which opens out into the rear service lane. Twin storage sheds, with timber doors provide yet more storage and steps lead down providing access to the door into the cellar.

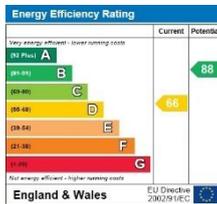






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**1ST FLOOR**  
APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

