

Albert Road, Plymouth, PL2

Offers Over: £250,000

Freehold

This exquisite and beautifully renovated four double bedroom Georgian townhouse is set just a few minutes' walk from popular parks and excellent transport links to the city centre and Cornwall. There is a true abundance of character and charm flowing through the property with countless examples of Georgian beauty remaining as features, however, the property has been meticulously renovated to standard of luxury to make for a contemporary and stylish home ideal for a growing family. The property offers space and versatility with four generously proportioned double bedrooms set over four levels, or alternatively the lower ground floor works perfectly as a study or office for anyone working from home. Luxurious improvements and modifications including sensational bathroom fittings and a modern kitchen have resulted in this family home truly appealing to any keen purchaser or any age or specific requirement. Completing this expansive property is a larger than average courtyard with an abundance of potential and a garage with power. EPC: C

Rooms

Entrance Hall 11'9" x 5'6" (3.58m x 1.68m). Max measurements. Composite door providing access to entrance hall. Carpeted stairs leading to lower ground floor as well as carpeted stairs leading to first and second floor landings. Solid wood flooring.

Living Room 16'3" x 11'11" (4.95m x 3.63m). uPVC double glazed window to the front elevation, wall mounted gas central heating radiator, solid wood flooring, gas fireplace and TV point.

Kitchen / Breakfast Room 11'10" x 10'2" (3.6m x 3.1m). Max measurements. Modern and fully fitted kitchen with a range of matching high gloss wall and base units, sharp edge solid woodwork surfaces. Integrated dishwasher, washing machine with integrated ceramic sink and draining unit with hot and cold stainless-steel mixer tap over. Space for range oven and gas supply, integrated extractor and feature splashback, space for fridge/freezer. Solid wood flooring and uPVC double glazed door to the rear elevation providing access to rear courtyard.

Landing 12'1" x 5'9" (3.68m x 1.75m). Max measurements. Carpeted stairs arising to first floor landing. Provides access to master bedroom with ensuite and family bathroom with further stairs arising to second floor.

Master Bedroom 18'4" x 12'2" (5.6m x 3.7m). Max measurements. uPVC double glazed window to the front elevation, wall mounted gas central heating radiator, carpet flooring, TV point and access to ensuite.

Ensuite Bathroom 4'7" x 8'2"m (1.4m x 2.5mm). Max measurements. Low level WC, ceramic wash hand basin with stainless steel hot and cold mixer tap over and integrated vanity unit. Walk in shower unit with stainless steel rainfall shower head. Tiled surround the shower, part tiled splashbacks, wall mounted





stainless steel heated towel rail, extractor fan and vinyl flooring.

Bathroom 11'11" x 11'7" (3.63m x 3.53m). Max measurements. Low level WC, ceramic wash hand basin with stainless steel waterfall effect hot and cold mixer tap over and vanity unit. 'P' shape bath with glass shower screen, stainless steel rainfall showerhead over, with stainless steel hot waterfall effect hot and cold mixer tap over and handheld showerhead. Stainless steel wall mounted heated towel rail, wall mounted gas central heating radiator, uPVC double glazed window to the rear elevation, vinyl flooring and tiled splashbacks.

Landing 12'4" x 5'9" (3.76m x 1.75m). Max measurements. Carpeted stairs leading to second floor landing. Landing is fully carpeted and provides access to two further double bedrooms. uPVC double glazed window to the rear elevation.

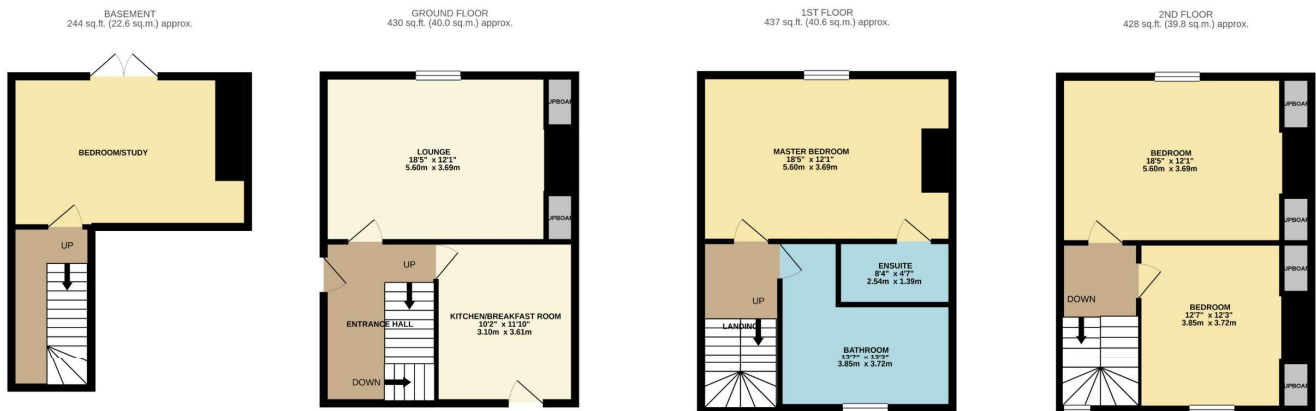
Bedroom 16'8" x 12'3" (5.08m x 3.73m). Large and airy double bedroom with uPVC double glazed window to the front elevation, wall mounted gas central heating radiator, carpet flooring and integral original storage.

Bedroom 12'2" x 11'7" (3.7m x 3.53m). Max measurements. uPVC double glazed window to the rear elevation, wall mounted gas central heating radiator, carpet flooring and integral original storage.

Bedroom 17'3" x 11' (5.26m x 3.35m). Max measurements. Set in the lower ground floor. Carpeted stairs leading down. uPVC double glazed French doors to the front elevation, wall mounted contemporary style gas central heating radiator, carpet flooring and TV point.

Outside

Substantial courtyard with great potential.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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