



Asking Price £160,000

A stunning, two bedroom mid terrace house that must be seen to be fully appreciated. Attractively presented by the present owner, the property blends character features and generous room sizes along with modern benefits including gas central heating, double glazing, modern bathroom and fitted kitchen. Accommodation comprises: entrance hall, lounge, separate dining room, fitted kitchen and bathroom on the ground floor.

Whilst on the first floor there are two double bedrooms. At the rear is an enclosed courtyard with useful storage shed. Viewing is highly recommended.

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South Milton Street, Cattedown, PL4 0QF

Entrance

Entrance porch with timber panelling to the dado rail. Door into the entrance hall.

Entrance hall 1.12m (3'8") x 0.89m (2'11")

Single radiator. Wood effect laminate flooring.

Lounge 4.39m (14'5") x 3.31m (10'10")

Double glazed bay window to the front. Wood effect laminate flooring. Ceiling rose. Feature fire surround.

Dining room 3.66m (12'0") x 2.34m (7'8")

Wood effect laminate flooring. Period storage to either side of the feature fire surround.

Kitchen 2.68m (8'10") x 2.22m (7'3")

Fitted kitchen with base and eye level storage cupboards and roll edge work surfaces. Stainless steel sink with mixer taps and single drainer. Tiled splashbacks. Built in oven and hob with extractor fan. Plumbing for washing machine. Plumbing for dishwasher. Double glazed window to the side aspect. Double glazed door to the side. Door to cupboard with boiler.

Bathroom 2.46m (8'1") x 2.21m (7'3")

Suite in white comprising of; shower unit over bath, wash hand basin and low flush WC. Heated towel rail. Two obscure double glazed windows.

First floor landing

Access to loft space. Storage cupboard.

Bedroom one 4.35m (14'3") x 3.67m (12'0")

Double radiator. Two double glazed windows to the front aspect.

Bedroom two 3.69m (12'1") x 2.33m (7'8")

Single radiator. Double glazed window to the rear.

Outside

To the rear of the property there is an enclosed courtyard with brick built storage shed.

Council tax

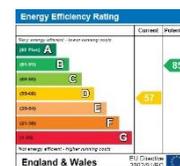
Band A

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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 in each on any prospective purchase. The correct systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt.



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. All fees quotes are subject to a minimum fee of £1200.