



## Asking Price £210,000

Welcome to this beautifully presented three-bedroom semi-detached family home, nestled in the highly sought-after Eastbury Avenue, Honicknowle. Ideally positioned near primary and secondary schools, as well as convenient shopping amenities, this property is perfect for family living. As you arrive, you'll appreciate the convenience of driveway parking and the peace of mind that comes with no onward chain. Step inside to a welcoming entrance hall, complete with a handy downstairs WC. The ground floor offers a spacious lounge that flows seamlessly into a bright conservatory, featuring double doors that open onto a delightful southerly-facing rear garden—perfect for outdoor entertaining and relaxation. The modern fitted kitchen is a chef's dream, designed for both functionality and style. Upstairs, the first floor boasts three generously sized bedrooms, each offering comfort and tranquility. The modern family bathroom is beautifully appointed, providing a serene retreat for unwinding at the end of the day. Additional features include double glazing and gas central heating, ensuring a warm and energy-efficient home year-round. Don't miss out on this fantastic opportunity to own a spacious and stylish family home in the heart of Honicknowle. Schedule your viewing today and envision your future in this charming property!

# novahomes

Established 2008



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## Eastbury Avenue, Honicknowle, PL5 2ND

Accommodation Comprises

Entrance Hall

Lounge 5.43m (17'10") x 3.9m (12'10") Max

Conservatory 2.9m (9'6") x 2.85m (9'4")

Kitchen 3.54m (11'7") x 3.35m (11'0")

Downstairs WC

First Floor Landing

Bedroom One 3.9m (12'10") x 3.23m (10'7")

Bedroom Two 3.16m (10'4") x 2.84m (9'4")

Bedroom Three 2.88m (9'5") x 2.1m (6'11")

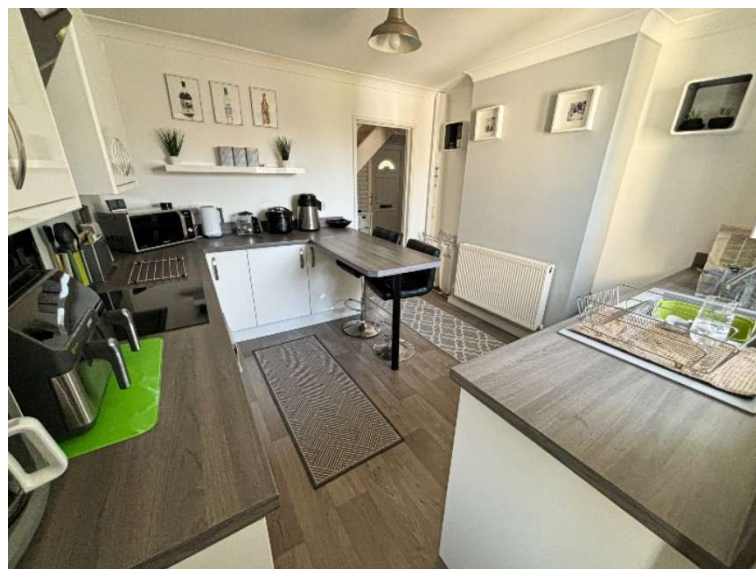
Bathroom

### 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.











Ground Floor



First Floor



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 Dplan Pro

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-10) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

**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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

