



Asking Price £100,000

This well presented purpose built ground floor flat is situated within a popular location lying close to shops, local amenities and would make the ideal first-time home or investment buy. Internally the property offers: private entrance hall, lounge/diner, a double bedroom, kitchen and bathroom. Further benefits include double glazing and gas central heating, allocated front and rear gardens with outside storage. Novahomes would highly recommend an early viewing to avoid disappointment.

Ramillies Avenue, West Park, PL5 2NU

GROUND FLOOR

ENTRANCE HALL

Built in storage cupboard, radiator, door to:

LOUNGE/DINER

4.00m (13' 2") x 3.81m (12' 6")

UPVC double glazed window to the front, radiator, door to:

BEDROOM 1

3.81m (12' 6") x 3.10m (10' 2")

UPVC double glazed window to the rear, built in storage cupboards, radiator.

KITCHEN

3.10m (10' 2") x 2.34m (7' 8") max

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, plumbing for automatic washing machine, space for fridge and freezer, gas/electric point for cooker, double glazed window to the rear.

BATHROOM

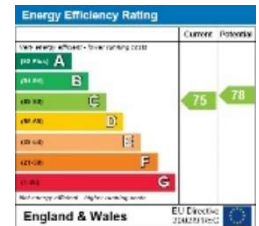
Fitted with three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, obscure double glazed window to the side.

OUTSIDE

This property is set back from the street and benefits from a secluded entrance with a private front garden and a private section of rear garden with storage sheds.

Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 45.0 sq. metres (484.8 sq. feet)

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 misstatement. 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.



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 £1250.

