



Asking Price £170,000

Novahomes are delighted to present this modern two-bedroom terraced home, ideally located in Witham Gardens, Efford. Offered to the market with no onward chain, this property provides a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The ground-floor accommodation includes an entrance porch, a spacious lounge, a kitchen/dining room, and a bright conservatory, perfect for additional living space or entertaining. Upstairs, you'll find two double bedrooms and a modern family bathroom, offering comfortable and practical living. Additional benefits include double glazing, gas central heating, and an allocated parking space conveniently located nearby.

novahomes

Established 2008



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Witham Gardens, Efford, PL3 6ES

Accommodation Comprises

Ground Floor

Porch

Lounge 4.74m (15`7") x 3.62m (11`11")

Kitchen/Diner 3.62m (11`11") x 2.64m (8`8")

Conservatory 3.08m (10`1") x 3.05m (10`)

First Floor

Landing

Bedroom 1 3.62m (11`11") x 2.64m (8`8")

Bedroom 2 2.66m (8`9") x 2.62m (8`7")

Bathroom

Outside

The property benefits from low maintenance front and rear gardens and an allocated parking space nearby.

Viewing Arrangements

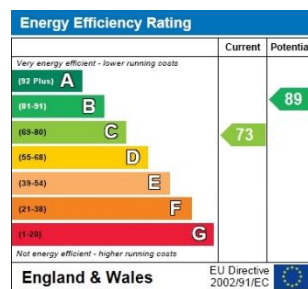
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







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 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.

