



## Asking Price £195,000

Novahomes are delighted to bring this semi-detached family home to the market. The accommodation comprises entrance hallway, lounge, separate dining room and kitchen to the ground floor. Upstairs there are three bedrooms, a bathroom and separate wc. Further benefits include gas central heating, double glazing and a generous enclosed rear garden which also benefits from outside storage. The property comes to the market offering no onward chain and an early viewing is strongly recommended.

## Fountains Crescent, Pennycross, PL2 3RE

### Ground Floor

#### Entrance Hall

Double radiator, stairs rising to the first-floor landing, uPVC double glazed door to the front, door to:

#### Lounge

**4.04m (13` 3") x 3.83m (12` 7")**

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

#### Dining Room

**3.10m (10` 2") x 2.73m (8` 11")**

Double radiator, uPVC double glazed French double doors leading to the rear garden, through to:

#### Kitchen

**3.10m (10` 2") x 2.93m (9` 7")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas and electric points for cooker, uPVC double glazed window to the rear, built in storage cupboard, uPVC double glazed door to the side.

### First Floor

#### Landing

UPVC double glazed window to the side, access to loft space, door to:

#### Bedroom 1

**2.24m (7` 4") x 2.00m (6` 7")**

UPVC double glazed window to the front, fireplace, two built in cupboards, double radiator.

#### Bedroom 2

**3.43m (11` 3") x 3.18m (10` 5")**

UPVC double glazed window to the rear, double radiator.

#### Bedroom 3

**2.54m (8` 4") x 2.47m (8` 1")**

UPVC double glazed window to the front, double radiator, built in storage cupboard.

#### Bathroom

Fitted with two-piece suite comprising panelled bath with fitted electric shower above, vanity wash hand basin with cupboards under, tiled splashbacks and, extractor fan, uPVC obscure double glazed window to the side, built in storage cupboard.

#### WC

UPVC obscure double-glazed window to the side, fitted with low-level WC.

### Outside

#### Front

At the front of the property steps lead to a path leading to the main entrance and side of the property and there is a garden laid to lawn.

#### Rear

At the rear of the property there is a generous enclosed lawned garden laid mainly to lawn with a decked area and useful brick storage shed.

### Viewing Arrangements

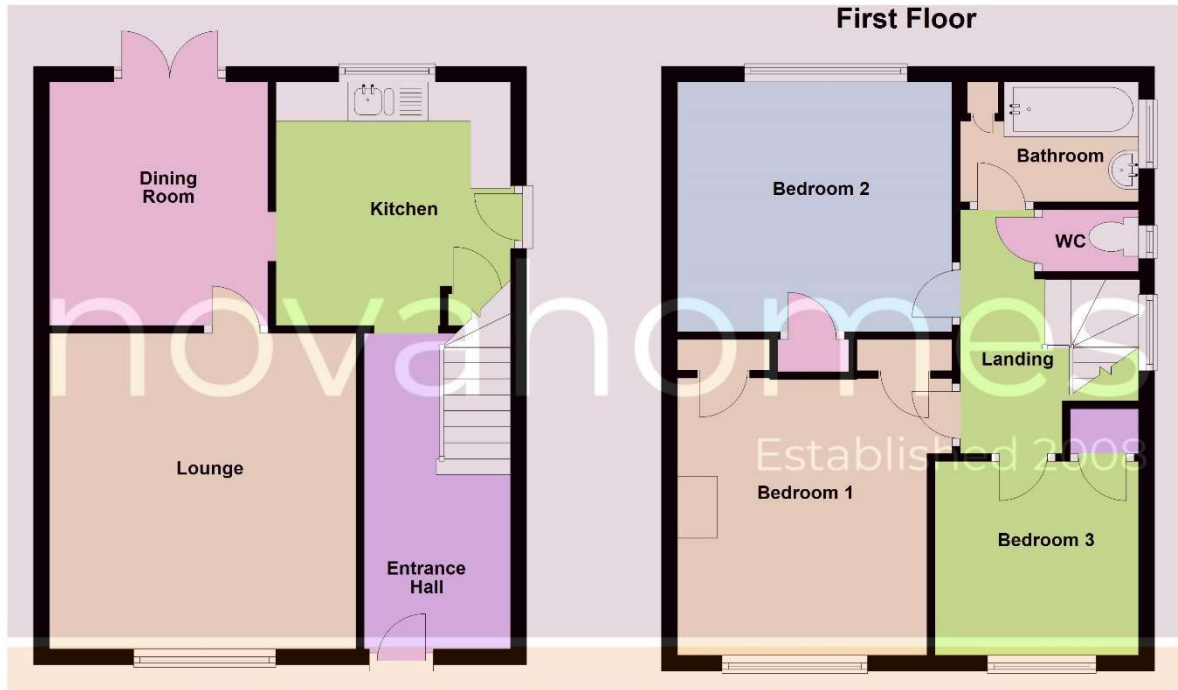
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







## Ground Floor

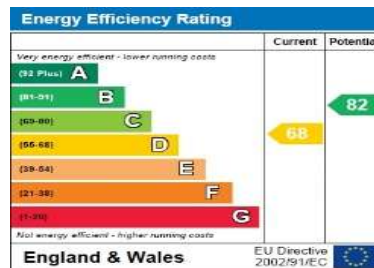


## First Floor



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 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.



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