



## Asking Price £220,000

Novahomes are pleased to present this spacious three-bedroom period townhouse, ideally situated in the convenient central location of Eton Avenue, Stonehouse. Within close proximity to Plymouth City Centre, the University, and the train station, this property offers excellent accessibility to local amenities and transport links. Arranged over two floors, the generous accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room, and a modern fitted kitchen on the ground floor. The first floor hosts three double bedrooms, a separate WC, and a shower room. Offered to the market with no onward chain, this home also benefits from gas central heating, double glazing, and an enclosed low-maintenance rear garden. The rear elevation has been recently re-rendered, and some charming period features remain, adding character to the property. This would make a fantastic family home or an excellent buy-to-let investment. Early viewing is highly recommended—contact Novahomes today!

## Eton Avenue, Stonehouse, PL1 5DP

### Accommodation Comprises

#### Ground Floor

Hall

Lounge 4.70m (15` 5") x 3.60m (11` 10")

Dining Room 3.63m (11` 11") x 2.85m (9` 4")

Kitchen 3.17m (10` 5") max x 3.12m (10` 3")

#### First Floor

Landing

Bedroom 3 2.63m (8` 8") x 2.00m (6` 7")

Bedroom 2 4.50m (14` 9") x 2.85m (9` 4")

Bedroom 1 3.98m (13` 1") x 3.63m (11` 11")

WC

Bathroom

#### Outside

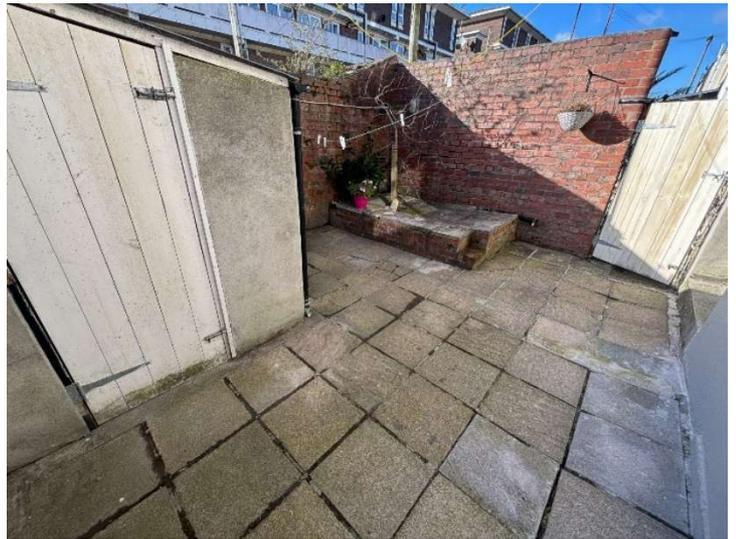
The property benefits from a low maintenance rear courtyard with storage shed and gated rear access

#### 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



**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.

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.



**1% FEE**

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

**FULL SERVICE ESTATE AGENTS**

**NO SALE NO FEE**

