



## Asking Price £115,000

Novahomes proudly presents this spacious two-bedroom maisonette in the ever-popular central location of Prospect Street, Greenbank. Arranged over two floors, this versatile home offers fantastic potential for modernisation, making it an ideal project for buyers seeking to add value. The well-laid-out accommodation comprises a generous bay-fronted lounge, a large kitchen/dining room, a utility area with enclosed shower, a separate bathroom, and two well-proportioned double bedrooms. A standout feature is the private roof terrace, providing valuable outside space in this urban setting. Offered with no onward chain, the property is ready for a swift transaction. Ideally situated just moments from Plymouth city centre, the university, and public transport links, this property offers space, scope, and a superb opportunity to personalise throughout. Early viewing is highly recommended to appreciate the potential on offer. Please note: As part of the sale, the lease will be extended to 999 years, providing long-term security and peace of mind for the new owner

# novahomes

Established 2008



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## Prospect Street, Greenbank, PL4 8NY

### Accommodation Comprises

#### Entrance Hall & Staircase

A private entrance leads into a spacious hallway with stairs rising to the first floor. The area provides a practical space for shoes and coats and hints at the overall scale of the home. While the décor is tired, the space offers scope for improvement and redecoration.

#### Landing – 3.47m x 1.83m (11' 5" x 6')

This central landing connects the main living areas on the ground floor. It feels bright thanks to a large stairwell window and provides an ideal central point for the layout.

#### Utility Room with Shower – 2.15m x 2.87m (7' 1" x 9' 5")

A useful utility area with plumbing for laundry appliances and an enclosed shower cubicle. With updating, it could serve as a practical laundry room or be reconfigured to add further value.

#### Bathroom – 2.39m x 1.90m (7' 10" x 6' 3")

A compact but functional space located just off the rear hall. The bathroom currently features a traditional suite and has potential for modernisation. A window provides natural light and a view toward the private roof terrace.

#### Rear Hall (unmeasured)

Gives access to the bathroom and rear outdoor area, including the roof terrace. Though narrow, it functions well as a secondary access route.

#### Lounge – 4.27m x 5.70m (14' x 18' 8")

This generously sized lounge benefits from a large bay window to the front, offering plenty of natural light.

While the room is in dated condition, the scale and layout lend themselves well to a stylish makeover.

#### Kitchen / Dining Room – 3.47m x 3.77m (11' 5" x 12' 4")

Located to the rear, the kitchen/dining space is a good size with ample room for a dining table. The existing kitchen units are serviceable but older and would benefit from a modern update. It's a space with great potential to create an open and sociable hub of the home.

#### Second-Floor Landing (unmeasured)

Leads to the upper-floor bedrooms, continuing the home's practical layout.

#### Master Bedroom (approx. full width of house)

A very spacious principal bedroom spanning the rear of the property. The room offers a large footprint and natural light from a rear window. As with the rest of the home, it would benefit from redecoration but provides excellent potential.

#### Bedroom Two – 3.49m x 3.50m (11' 5" x 11' 6")

A well-proportioned second double bedroom located at the front of the property. Ideal as a guest room, office or child's bedroom, this space is both functional and flexible.

The property will be sold with a newly extended 999-year lease, offering long-term peace of mind and investment security for the buyer.

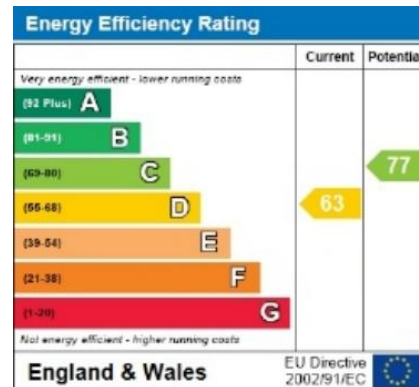
### Viewing Arrangements

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

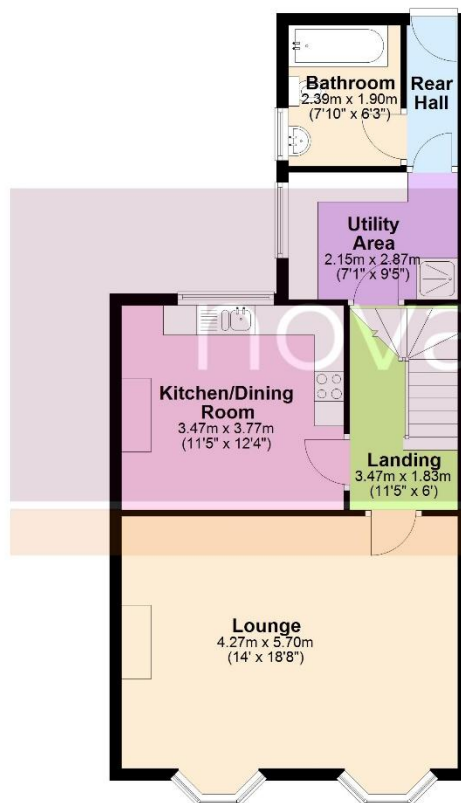








Ground Floor



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.



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