



**Asking Price £230,000**

Nestled in a convenient central location in Plymouth, this spacious and well-presented mid-terraced period home offers generous and flexible accommodation across two floors. Boasting three/four double bedrooms, two bathrooms, and a bright south-facing courtyard garden, this property is ideally suited to a wide range of buyers, including first-time buyers, families, professionals and investors. Inside, the property retains several charming character features, such as decorative fireplaces, ceiling roses, and coving, paired beautifully with fresh, neutral décor and modern touches. The spacious front lounge benefits from a large bay window and stunning fireplace, while the versatile second reception room offers the option of a formal dining room or additional double bedroom. The heart of the home is the extended open-plan kitchen/diner, fully fitted with modern units, integrated gas hob and electric oven, and offering ample space for dining. French doors lead out to the sunny south-facing courtyard, perfect for relaxing or entertaining. Upstairs, there are three generous double bedrooms, a family bathroom and a separate WC. The home is further enhanced by gas central heating, uPVC double glazing, and the benefit of being offered with no onward chain.

# novahomes

Established 2008

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## Cromwell Road, St Judes, PL4 9QP

### Ground Floor

#### Entrance Vestibule

UPVC double glazed door to the front, through to:

#### Entrance Hall

Double radiator, dado rail and picture rail, original cornice style coving to ceiling, stairs rising to the first floor landing with useful under stairs storage, open door to:

#### Lounge

**4.93m (16`2") into bay x 4.02m (13`2")**

UPVC double glazed bay window to the front, feature ornate wall mounted fireplace, double radiator, picture rail, original cornice style coving to ceiling with ceiling rose.

#### Dining Room/Bedroom 4

**3.89m (12`9") x 3.26m (10`8")**

UPVC double glazed window to the rear, feature wall mounted fireplace, double radiator.

#### Kitchen/Dining Room

**7.15m (23`6") 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, built-in electric fan assisted oven, built-in four ring with extractor hood over, two uPVC double glazed windows to the side, double radiator, uPVC double glazed French double doors opening onto the courtyard garden, through to:

#### Utility Area

**2.06m (6`9") x 0.66m (2`2")**

Space for tumble dryer, door to:

### Bathroom

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

### First Floor

#### Landing

Two double radiators, skylight, access to loft space, door to:

#### Bedroom 1

**5.10m (16`9") x 4.01m (13`2")**

Two uPVC double glazed windows to the front, double radiator, coving to ceiling.

#### Bedroom 2

**3.84m (12`7") x 3.27m (10`9")**

UPVC double glazed window to the rear, double radiator, picture rail.

#### Bedroom 3

**3.50m (11`6") x 2.93m (9`7")**

UPVC double glazed window to the rear, double radiator, coving to ceiling, access to loft area.

### Family Bathroom

Fitted with two piece suite comprising panelled bath with fitted electric shower above, pedestal wash hand basin, tiled splashbacks, uPVC obscure double glazed window to the side, double radiator.

### WC

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

### Outside

At the rear of the property there lies a fully enclosed, south facing courtyard garden with a useful storage area and a gate providing access to the rear service lane.







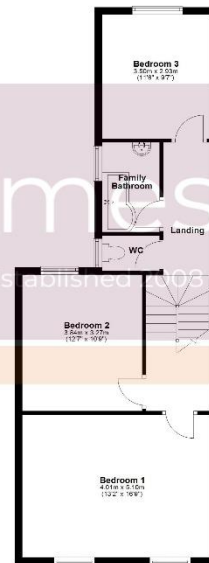


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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.

