



## Asking Price £200,000

A three-bedroom family home situated in the popular residential area of Melrose Avenue, Pennycross, offered to the market with no onward chain. The property provides well proportioned accommodation, a generous rear garden, useful external storage and excellent potential for modernisation, making it an ideal opportunity for families, first-time buyers or investors. The ground floor comprises an entrance hall, spacious lounge, fitted kitchen and downstairs WC. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a large rear garden with established planting, lawned areas, pathway and a useful storage shed. Located close to local amenities, schools and public transport links, the home is well placed for family living while offering scope to update and personalise.

## Melrose Avenue, Pennycross, PL2 3RQ

### Accommodation Comprises

#### Entrance Hall

Stairs rising to first floor, access to lounge, kitchen and WC.

#### Lounge – 5.45m x 3.86m max / 17` 10" x 12` 8" max

Generous reception room with front-facing window, radiator and feature fireplace.

#### Kitchen – 3.36m x 3.58m / 11` 0" x 11` 9"

Fitted units, worktop space, integrated oven, hob, sink and access to rear garden.

#### Downstairs WC

Low-level WC, tiled walls and obscure-glazed window.

#### Bedroom 1 – 3.16m x 3.90m / 10` 4" x 12` 9"

Double bedroom with rear-facing window and fitted wardrobes.

#### Bedroom 2 – 3.33m x 2.86m / 10` 11" x 9` 5"

Double bedroom with window and built-in storage.

#### Bedroom 3 – 2.19m x 2.89m / 7` 2" x 9` 6"

Single bedroom, ideal as a child`s room, nursery or home office.

#### Bathroom – 2.02m x 1.53m / 6` 7" x 5` 0"

Suite comprising bath with shower screen, wash basin and WC.

#### Rear Garden

Large enclosed garden with lawn, planted borders, pathway and useful external 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.



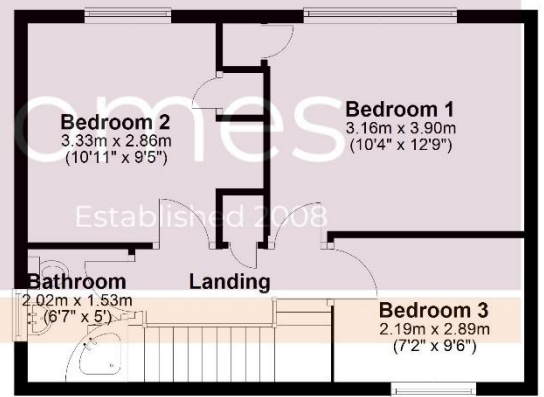
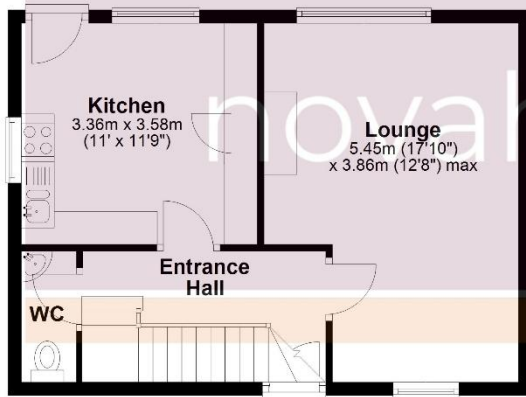




Ground Floor

First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
England & Wales	EU Directive 2002/91/EC



**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.

