



Asking Price £210,000

This traditional yet very well presented two-bedroom mid-terraced home is ideally positioned in the popular Southway area, offering a fantastic opportunity for first time buyers, young professionals, downsizers or buy-to-let investors. The property is offered to the market with no onward chain, making it a straightforward and attractive purchase. Internally, the home comprises a welcoming entrance hallway, a spacious lounge with bay window, and a modern kitchen/diner to the rear providing a sociable and practical living space with direct access to the garden. Upstairs, there are two well-proportioned bedrooms alongside a modern shower room, all presented to a good standard. Further benefits include uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout. Externally, the property boasts a southwest-facing enclosed rear garden, perfect for enjoying the sun and ideal for relaxing or entertaining. On-street parking is available to the front. Located close to popular local schools and amenities, this home offers both convenience and lifestyle appeal. A superb opportunity to acquire a well-presented home in a sought-after residential location.

novahomes

Established 2008

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Copleston Road, Southway, PL6 6RS

Ground Floor

Hallway

UPVC double glazed door to the front, stairs rising to the first floor landing, door to:

Lounge

5.55m (18` 2") into bay x 3.24m (10` 8")

UPVC double glazed bay window to the rear, uPVC double glazed window to the front, wall mounted living flame effect gas fireplace with stone built surround, radiator.

Kitchen/Diner

4.77m (15` 8") x 4.23m (13` 10") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker, uPVC window to the front and rear, uPVC double glazed door opening onto the rear garden.

First Floor

Landing

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

Bedroom 1

4.77m (15` 8") x 3.20m (10` 6")

UPVC double glazed window to the front and rear, radiator.

Bedroom 2

3.24m (10` 7") x 3.01m (9` 10")

UPVC double glazed window to the front, radiator, built in cupboard housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system.

Shower Room

Fitted with three piece suite with comprising, double shower enclosure with fitted electric shower above and glass screen, pedestal wash hand basin and low-level WC tiled surround, uPVC obscure double glazed window to the rear, heated towel rail.

Outside

Front

To the front there lies an enclosed garden with central steps leading to the front entrance.

Rear

At the rear of the above property there lies an enclosed southwest facing garden which is laid mainly to lawn with a paved patio area, variety of flowers, bushes, shrubs and a path leading to a garden shed.

Viewing Arrangements

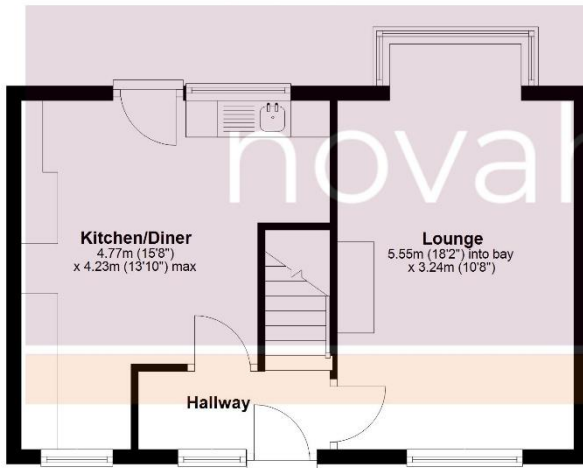
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



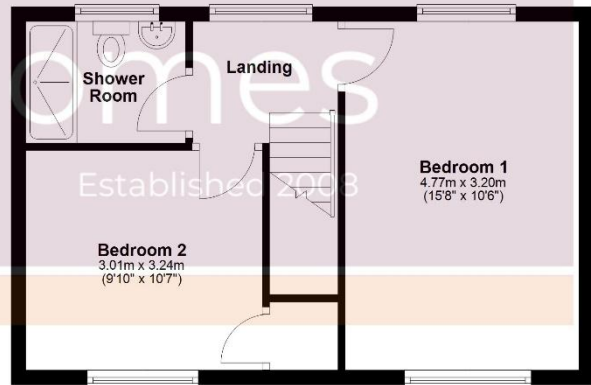




Ground Floor



First Floor



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.

