



Asking Price £135,000

Spacious two bedroom end terrace home situated in the popular location of Eggbuckland, close to local Primary & Secondary schools. This style of property is often made into a three bedroom family home by splitting the master bedroom into two bedrooms. The property offers spacious living accommodation comprising, generous lounge with double doors leading to the rear garden, modern open plan kitchen/dining room, two bedrooms and bathroom. The property also benefits from double glazing, gas central heating, front and rear gardens and no onward chain. The property would also make a good buy to let investment with an approximate monthly rental income of £650.00



NOVAHOMES
SALES & LETTINGS



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Carradale Road, Eggbuckland, PL6 5XA

Accommodation Comprises

Entrance Hall

Lounge 4.85m (15'11") x 3.2m (10'6")

**Kitchen/Diner 4.85m (15'11") x 4.19m (13'9")
Max**

First Floor Landing

Bedroom One 4.85m (15'11") x 3.2m (10'6")

Bedroom Two 3.23m (10'7") x 3.05m (10'0")

Bathroom 3.81m (12'6") x 3.18m (10'5")

Front Garden

Tiered front garden with steps leading to front entrance. Seating area with elevated views to front aspect

Rear Garden

Tiered rear garden requiring some maintenance mainly laid to patio with 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

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.1 sq. feet)

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.

Plan produced using PlanUp.



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.