



Asking Price £160,000

Welcome to this delightful two-bedroom semi-detached modern home, perfectly situated in a tucked-away location within the highly sought-after Warwick Orchard Close, Honicknowle. This charming property offers a host of features that make it an ideal choice for a variety of buyers. Upon arrival, you'll find a garage located in a nearby block, providing convenient and secure storage options. The property also benefits from side access to a generous rear garden, perfect for outdoor activities, entertaining, or simply enjoying a peaceful retreat. The ground floor accommodation comprises an inviting entrance hall, a kitchen, and a lounge/diner, creating a warm and welcoming space for relaxing or entertaining. Upstairs, you'll find two well-proportioned bedrooms and a modern bathroom, providing comfortable living space. Additional features of this wonderful home include no onward chain, ensuring a smooth and straightforward purchasing process, as well as double glazing and gas central heating for energy efficiency and comfort.

novahomes

Established 2008

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Warwick Orchard Close, Honicknowle, PL5 3NZ

Accommodation Comprises

Entrance Hall

Kitchen 2.49m (8'2") x 2.08m (6'10")

Lounge/Diner 3.32m (10'11") Plus Recess x
4.43m (14'6")

First Floor

Bedroom One 3.54m (11'7") x 2.56m (8'5")

Bedroom Two 2.69m (8'10") x 1.81m (5'11")

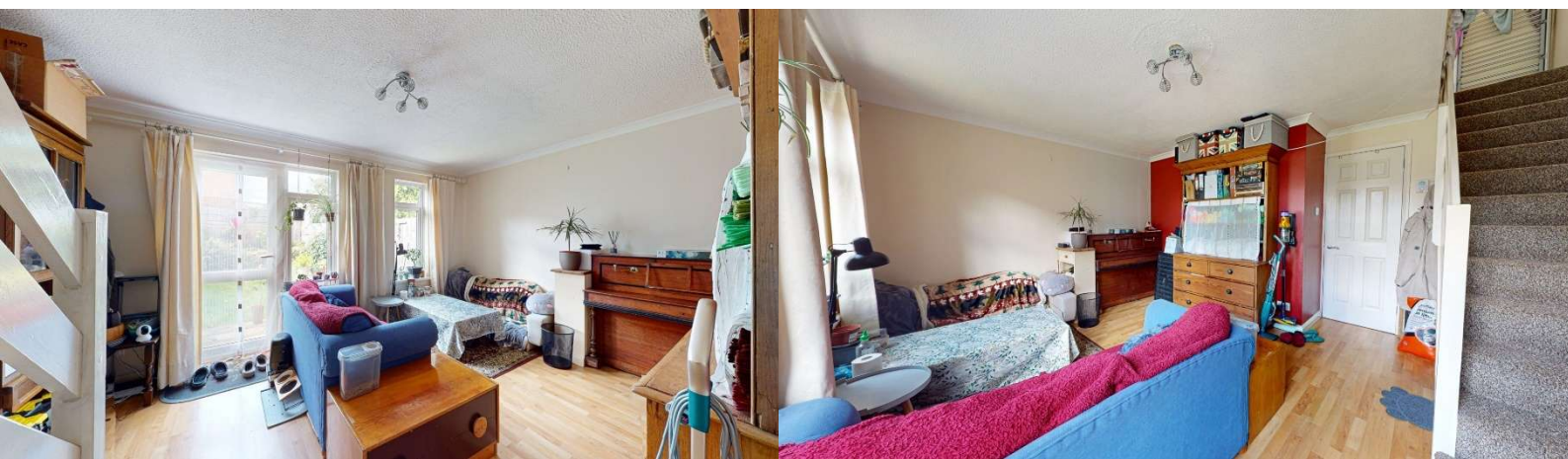
Bathroom

Garage

Located in a nearby block

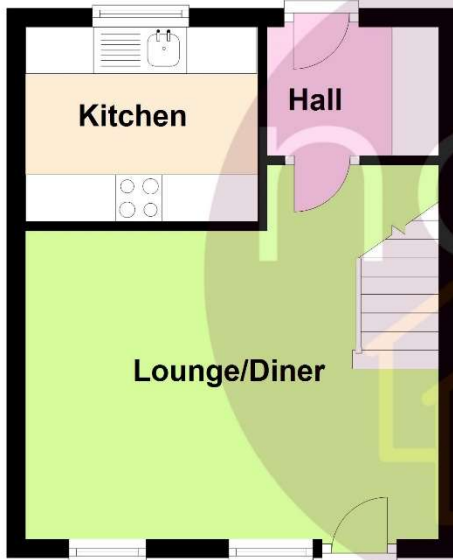
Viewing Arrangements

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

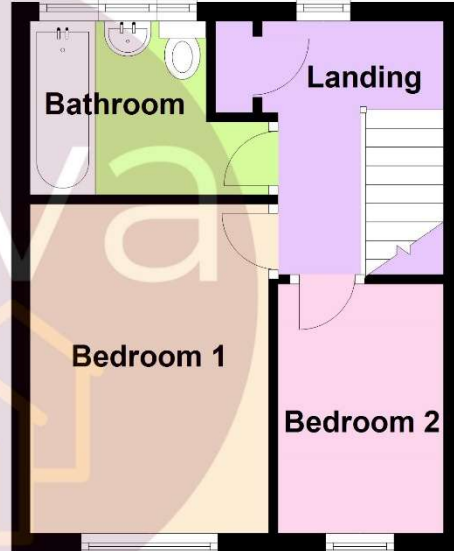




Ground Floor



First Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(85-91)	B		
(79-84)	C	73	
(73-78)	D		
(69-72)	E		
(65-68)	F		
Not energy efficient - higher running costs	G		

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.

