



## Asking Price £230,000

Nestled in the heart of St Judes, this spacious three-bedroom period home on Watson Gardens is ideally located just a short distance from the city centre. The property combines charming period features with modern updates, offering generous living space across two floors. While some decorative modernisation could further enhance its character, the home already benefits from significant updates by the current owners. These include a newly installed flat roof over the kitchen tenement, a contemporary kitchen with integrated appliances, and a full electrical re-wire for added peace of mind. The ground floor comprises a welcoming lounge, a formal dining room, a cozy breakfast room, and a stylish, updated kitchen. Upstairs, there are three well-sized bedrooms and a family bathroom, providing ample space for family or guests. Additional features include double glazing, gas central heating, and a private, low-maintenance rear courtyard—perfect for enjoying outdoor relaxation. This home is an excellent opportunity for those seeking a central, spacious period residence with room for personal touches.

# novahomes

Established 2008

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## Watson Gardens, Cattedown, PL4 9QW

### Accommodation Comprises

Lounge 4.29m (14'1") Into Bay x 4.29m (14'1") Max

Dining Room 3.61m (11'10") x 3.33m (10'11")

Breakfast Room 3.43m (11'3") x 2.57m (8'5")

Kitchen 3.71m (12'2") x 2.51m (8'3")

### First Floor

Bedroom One 5.18m (17'0") x 3.48m (11'5")

Bedroom Two 3.58m (11'9") x 3.33m (10'11")

Bedroom Three 2.87m (9'5") x 2.26m (7'5")

### Bathroom

### Outside

The property benefits from an enclosed low maintenance rear courtyard and a small front garden with gated access and path leading to the front entrance.

### Viewing Arrangements

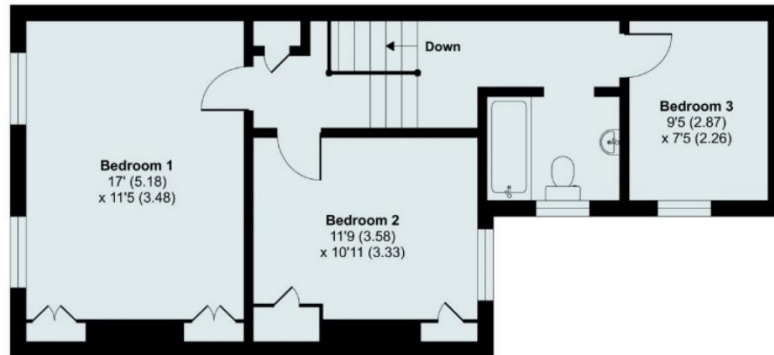
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



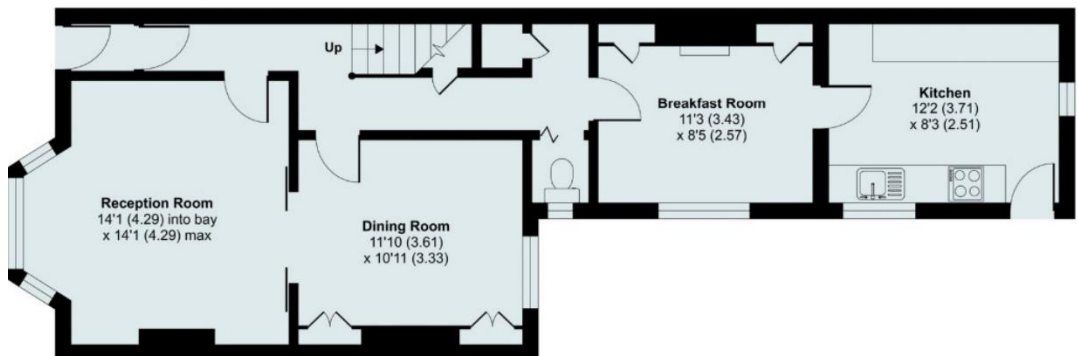




Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 <b>A</b>	78
81-91 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
49-54 <b>E</b>	
35-48 <b>F</b>	
2-34 <b>G</b>	
<small>For energy efficient - higher running costs</small> <b>England &amp; Wales</b> EU Directive 2002/91/EC	



FIRST FLOOR



GROUND 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.

