



Asking Price £210,000

Novahomes are pleased to present this two-bedroom modern townhouse, located in the popular and central area of White Friars Lane, St Judes. This spacious property is being offered with no onward chain and features the convenience of driveway parking and a garage. With living spaces arranged over two floors, this townhouse comprises a comfortable lounge, a bright kitchen/dining room with direct access to a low-maintenance rear garden, two double bedrooms, and a shower room. While the property would benefit from some modernisation, it has great potential. Notably, the garage could be converted into a third bedroom, pending the appropriate local planning permissions, adding even more flexibility to the layout and appeal.

White Friars Lane, St Judes, PL4 9RB

Accommodation Comprises

Lower Ground Floor

Porch

Integral door to garage, stair rising to first floor

Garage 5.61m (18` 5") x 2.00m (6` 7")

Ground Floor

Lounge 5.44m (17` 10") max x 3.64m (11` 11")

Kitchen 3.64m (11` 11") x 2.56m (8` 5")

First Floor

Bedroom 1 3.64m (11` 11") max x 3.61m (11` 10")

Bedroom 2 3.64m (11` 11") x 2.57m (8` 5") max

Shower Room

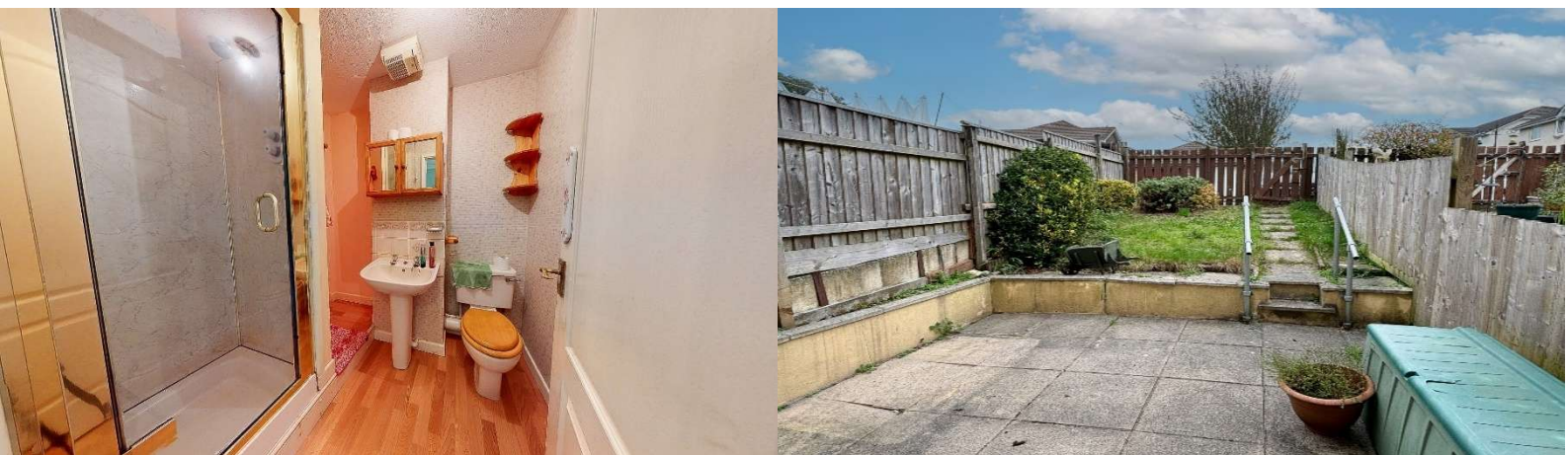
Outside

The property benefits from a path leading to the front entrance with a driveway to one side leading to the garage. To the rear the property benefits from an enclosed low maintenance rear garden mainly laid to lawn and a patioed seating area. Gated access to the rear.

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.







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.

