



**Asking Price £315,000**

Novahomes are delighted to offer for sale this house nestled in the tranquil cul-de-sac of Nelson Avenue. This charming terrace house offers a delightful family home in the highly sought-after Stoke Conservation Area. Immaculately presented throughout, the property boasts lovely sea views from the rear elevation, enhancing its appeal. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The sitting room and dining room provide versatile living spaces. The ground floor also features a convenient toilet, a bright breakfast room, and a modern fitted kitchen complete with an external utility cupboard, perfect for all your household needs. The first floor is home to three generous double bedrooms, ensuring ample space for family living. The family bathroom is well-appointed, and there is potential for an en-suite shower room in the area currently used as a walk-in wardrobe, allowing for personalisation to suit your lifestyle. The property is double glazed and centrally heated, ensuring comfort throughout the year. The sunny south-facing enclosed rear courtyard garden is an ideal spot for relaxation and outdoor entertaining. With local amenities just a stone's throw away, this picturesque family home is perfectly positioned for convenience and leisure. Whether you are looking for a peaceful retreat or a vibrant family environment, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.



**Nelson Avenue, Stoke, PL1 5RL**

## Accommodation Comprises

Entrance Hallway -

Sitting Room - 4.12m x 4.06m (13`6" x 13`4") -

Dining Room - 4.13m x 3.19m (13`7" x 10`6") -

Breakfast Room - 3.02m x 3.02m (9`11" x 9`11") -

Downstairs WC -

Fitted Kitchen - 3.08m x 3.02m (10`1" x 9`11") -

Utility - 0.98m x 1.53m (3`3" x 5`0") -

Landing -

Primary Bedroom - 4.14m x 4.06m (13`7" x 13`4") -

Walk-In Wardrobe -

Bedroom 2 - 4.11m x 3.15m (13`6" x 10`4") -

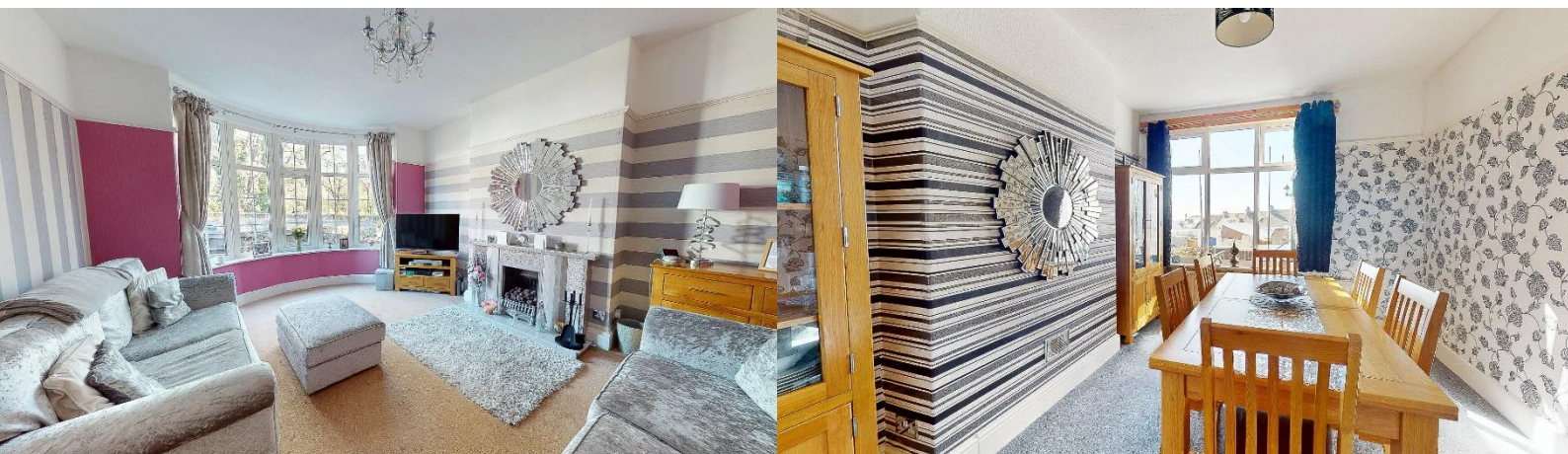
Bedroom 3 - 3.45m x 3.02m (11`4" x 9`11") -

Family Bathroom -

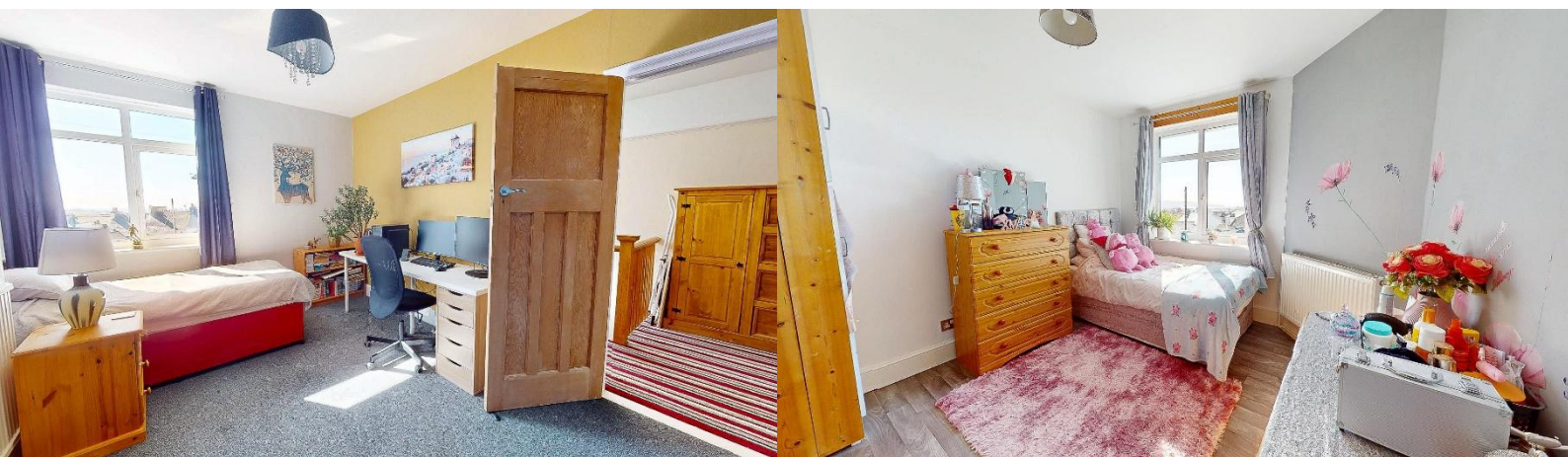
South Facing Courtyard Garden -

## Viewing Arrangements

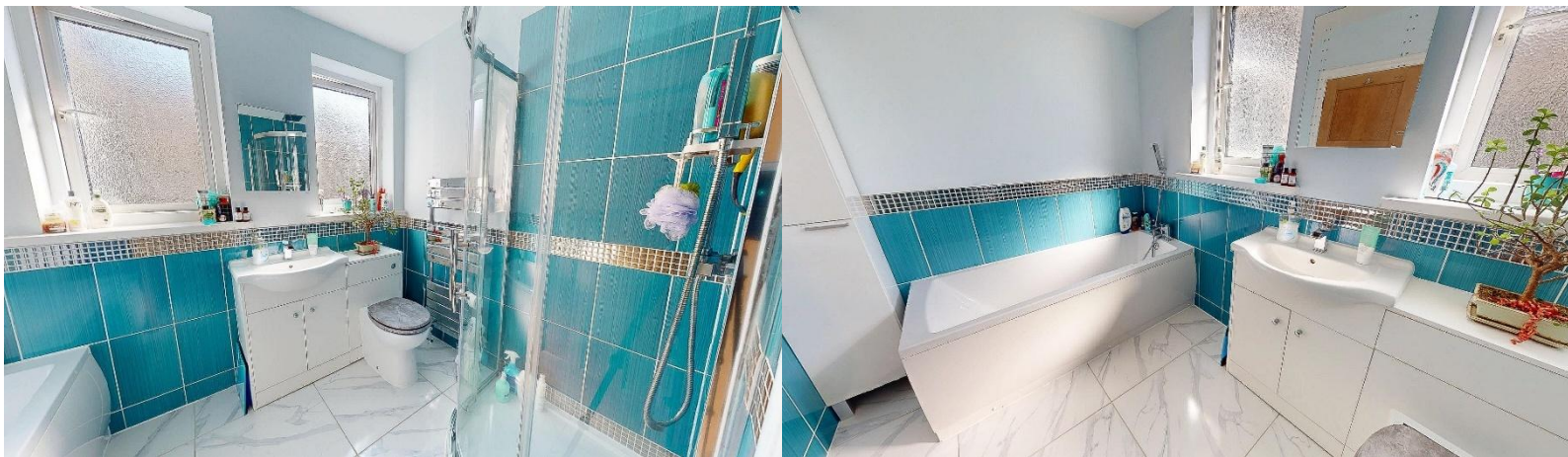
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.





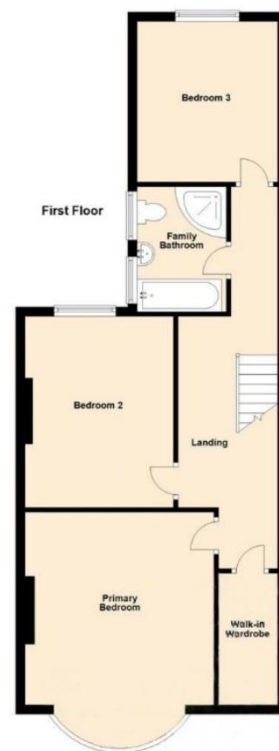






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

