



## Offers In Excess of £220,000

This spacious two double bedroom end terraced home has so much potential and is positioned with a lovely open outlook over the adjacent nature reserve and green area whilst offering easy access to Crownhill village amenities, fantastic bus links and great local schools. It also offers plenty of scope to change into a three bedroom property subject to consent. The accommodation to the ground floor comprises, entrance hallway, dual aspect lounge, kitchen/breakfast room and conservatory/dining room. Upstairs there are two double bedrooms and a three piece bathroom suite. Further benefits include gas central heating, double glazing and an enclosed 93` garden to the rear with a multi purpose summer house/office. Novahomes strongly recommend an early viewing to avoid disappointment.



## Berwick Avenue, Crownhill, PL5 3TQ

### Ground Floor

#### Entrance Hall

Full height obscure double-glazed window to the front, double radiator, stairs rising to the first-floor landing, uPVC double glazed door to the front.

#### Lounge

**5.30m (17`5") into bay x 3.15m (10`4")**

UPVC double glazed square window to the rear, uPVC double glazed window to the front, feature wall mounted living flame effect gas fireplace with wooden surround, two double radiators, through to:

#### Kitchen/Breakfast Room

**4.76m (15`8") max x 4.18m (13`9")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl acrylic sink with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to the front and rear, double radiator, under stairs storage cupboard, uPVC double glazed door through to:

#### Conservatory/Dining Room

**3.17m (10`5") x 2.60m (8`6")**

UPVC double glazed windows to the sides and rear, double radiator, uPVC double glazed door opening to the rear garden.

### First Floor

#### Landing

UPVC double glazed window to the rear, radiator, access to loft space, door to:

#### Bedroom 1

**4.76m (15`8" into bay) x 3.12m (10`3")**

UPVC double glazed window to the front and rear, two radiators.

#### Bedroom 2

**3.20m (10`6") x 2.95m (9`8")**

UPVC double glazed window to front, radiator, built in double cupboard housing the wall mounted combination boiler which serves the domestic hot water and central heating system.

#### Bathroom

Fitted with three-piece suite comprising panelled bath with fitted shower above, wash hand basin and low-level WC, tiled splashbacks, uPVC obscure double-glazed window to the rear, radiator.

### Outside

#### Front

To the front of the property the garden is laid mainly to lawn with steps approaching the front entrance and a path which leads to the side of the property and a courtesy gate providing access to the rear garden.

#### Rear

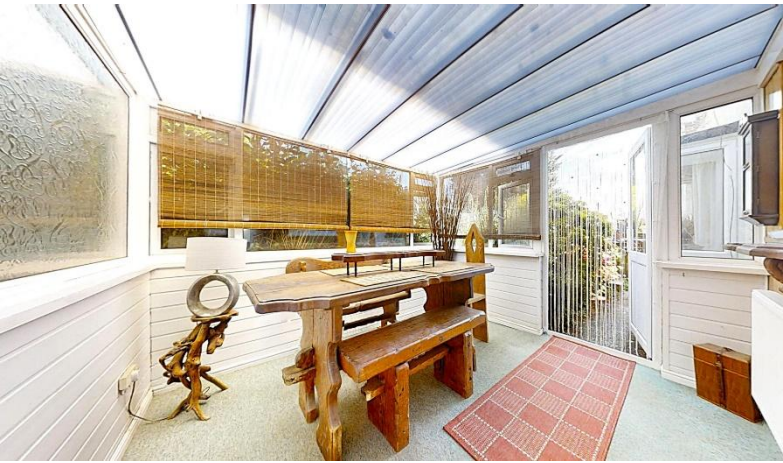
At the rear of the property there lies an enclosed garden which measures approximately 93` and is laid mainly to lawn with a wide variety of flowers and bushes. There is also a very useful summerhouse/office which with a little TLC could be a great asset for anyone working from home, running a business or for additional social space.

### 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.

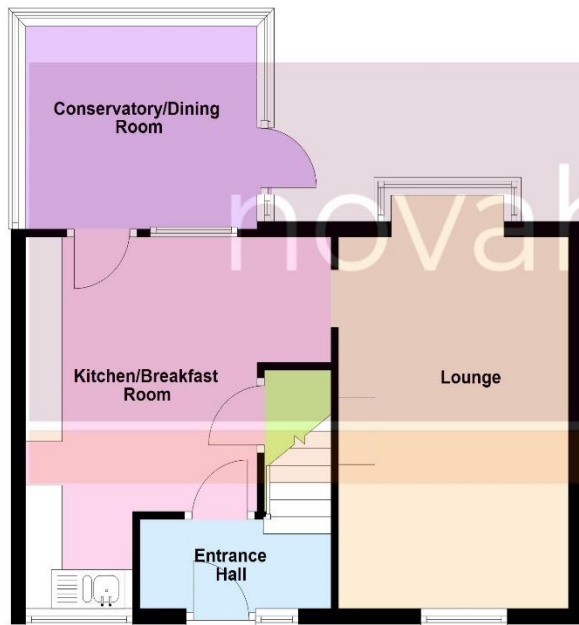








Ground Floor



First Floor



**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**

