



## Asking Price £130,000

Novahomes are pleased to present this well presented two double bedroom ground floor flat situated within the popular residential area of Stoke, Plymouth. Offered to the market with **NO ONWARD CHAIN**, this spacious property would make an ideal first time purchase, downsizing opportunity or buy to let investment. The accommodation comprises a welcoming entrance hall, spacious lounge/diner, modern fitted kitchen with integrated electric oven, four ring gas hob and extractor, two double bedrooms and a contemporary bathroom suite. The property further benefits from uPVC double glazing and gas central heating throughout. Externally, the flat enjoys a private enclosed decked garden providing a fantastic low maintenance outdoor space rarely found with similar properties. There is also the added benefit of a single garage located within a nearby block. Positioned in the ever popular Stoke area, the property is conveniently located close to local amenities, regular transport links and Plymouth City Centre. Early viewing highly recommended.

## Stuart Road, Stoke, PL1 5LQ

### Entrance Hall

UPVC double glazed door to the front, door to:

### Lounge/Diner

**4.19m (13`9") x 3.80m (12`6")**

UPVC double glazed window to the rear, double radiator, coving to ceiling.

### Kitchen

**2.87m (9`5") x 1.92m (6`4")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood above, uPVC double glazed window to the front, coving to ceiling.

### Bedroom 1

**3.23m (10`7") x 2.00m (6`7")**

UPVC double glazed window to the rear, double radiator.

### Bedroom 2

**3.77m (12`5") x 2.24m (7`4")**

UPVC double glazed window to the side, double radiator.

### Bathroom

Fitted with three piece suite comprising, panelled bath with hand shower attachment off, vanity wash hand basin with drawer under and low-level WC, extractor fan, heated towel rail, tiled flooring.

### Outside

The property benefits from having a private enclosed decked garden to the front. There is also a communal drying area and a useful numbered storage shed.

### Garage

Off street parking is provided by way of a single garage with a metal up and over door located in a nearby block.

**Length of Lease - TBC**

**Ground Rent - TBC**

**Service/Maintenance Charge - TBC**

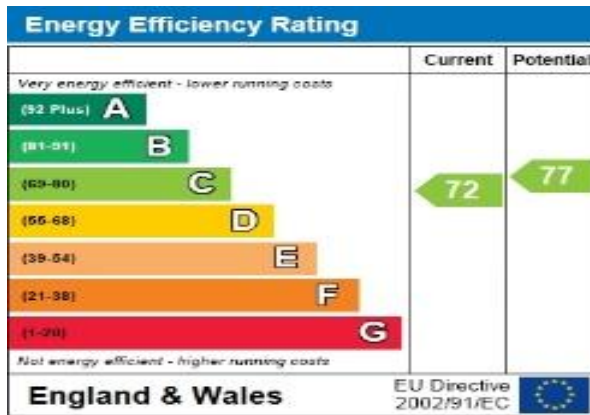
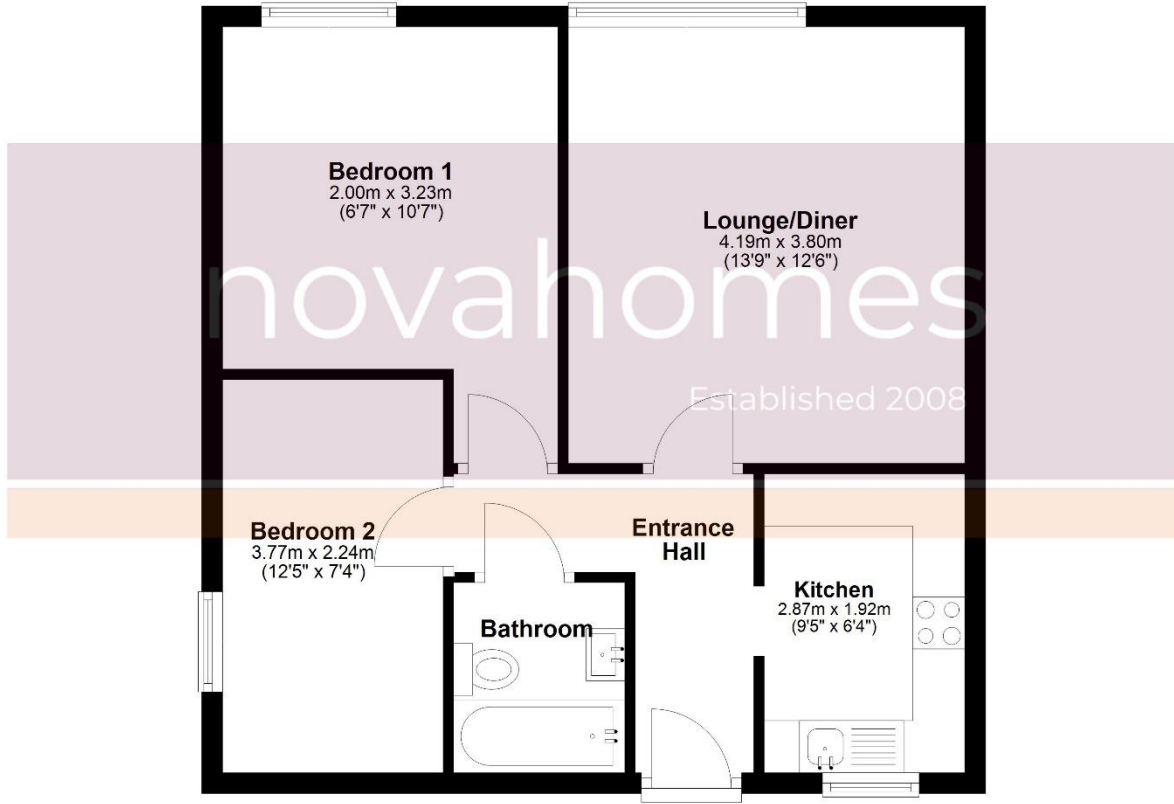
### Viewing Arrangements

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



**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.

