



## Asking Price £170,000

Situated in the popular residential area of St Budeaux, this traditional yet very well presented two-bedroom semi-detached home offers an excellent opportunity for first time buyers, young professionals, or those looking to downsize. The property is approached via a useful entrance porch leading into a welcoming hallway, with a well-proportioned lounge to the front. To the rear, the fitted kitchen/diner provides a practical and sociable space, complete with integrated eye-level double oven and gas hob, and opens into a bright conservatory overlooking the garden. Upstairs, there are two well-presented bedrooms along with a modern wet room, all arranged off a central landing. Externally, the property benefits from off-road parking to the front and a generous south-facing rear garden, offering a fantastic outdoor space with established planting. Further benefits include uPVC double glazing, gas central heating, and the significant advantage of being offered to the market with no onward chain.

## Colebrook Road, St Budeaux, PL5 1TU

### Ground Floor

#### Porch

UPVC double sliding patio door to the front.

#### Entrance Hall

Stairs rising to the first floor landing, uPVC double glazed door opening to the porch, door to:

#### Lounge

**3.87m (12` 8") max x 2.89m (9` 6")**

UPVC double glazed bay window to the front, under stairs storage cupboard, double radiator, open plan, door to:

#### Kitchen/Diner

**3.79m (12` 5") x 2.35m (7` 9")**

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/freezer, built-in eye level electric fan assisted double oven, built-in four ring gas hob, uPVC double glazed window to the side and rear, tiled flooring, double doors through to:

#### Conservatory

**3.01m (9` 10") x 2.77m (9` 1")**

UPVC double glazed window to the side and rear, double radiator, tiled flooring, uPVC double glazed door to the rear garden.

### First Floor

#### Landing

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

### Bedroom 1

**3.95m (13` ) x 3.01m (9` 10")**

UPVC double glazed bay window to front, built in storage cupboard, double radiator.

### Bedroom 2

**2.46m (8` 1") x 2.19m (7` 2")**

UPVC double glazed window to the rear, double radiator.

### Wet Room

Fitted with three piece suite with comprising, tiled shower area with fitted electric shower above, corner pedestal wash hand basin with tiled surround, low-level WC and extractor fan, uPVC obscure double glazed window to rear.

### Outside

#### Front

At the front of the property there is a brick paved driveway which provides off road parking for one vehicle and a path the the side which leads via a gate to the rear garden.

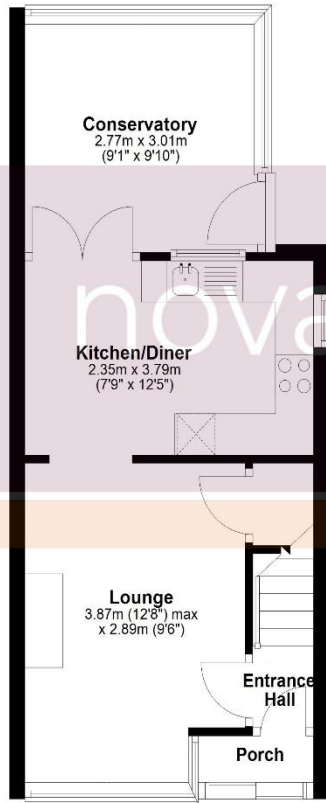
#### Rear

At the rear of the property there lies a surprisingly large, enclosed south facing mature rear garden which a small lawned area, an abundance of well established flowers, bushes and shrubs along with a garden shed at the end of the property and outside tap.

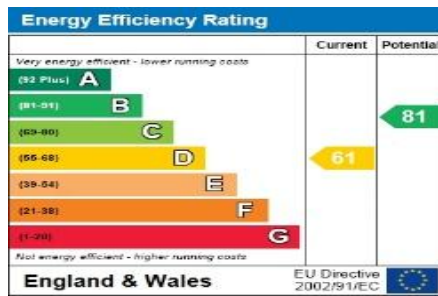
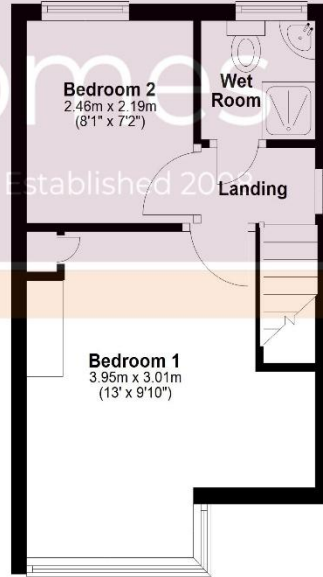




## Ground Floor



## 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**

