



## 61 Rhoose Way, Rhoose

£225,000 Freehold

BEAUTIFULLY PRESENTED; TWO BEDROOM END OF TERRACE PROPERTY • TWO DOUBLE BEDROOMS • LOW MAINTENANCE; FULLY ENCLOSED REAR GARDEN. • TURN KEY READY; PERFECT STARTER HOME • CLOSE TO SOUTHPOINT PRIMARY SCHOOL & TRANSPORT LINKS • EPC RATING B83 • NO ONWARD CHAIN





**\*\*NO ONWARD CHAIN\*\*** This beautifully presented two bedroom end of terrace house offers a superb opportunity for first-time buyers or those seeking a turn-key ready home in a highly convenient location. The property boasts a welcoming entrance hallway that leads into a spacious and light-filled lounge, creating an inviting space for relaxation or entertaining guests. The modern kitchen is thoughtfully designed with contemporary units, providing ample storage and workspace for every-day living. Upstairs, there are two generously sized double bedrooms, each offering plenty of room for furnishings and storage, making them ideal for sharers, couples, or small families. The sleek family bathroom is finished to a high standard, featuring quality fittings and a fresh, neutral décor. Throughout the property, the décor is tastefully chosen to provide a modern yet homely feel, with well-maintained flooring and neutral tones that will suit a variety of personal styles. The house is fitted with double glazing and efficient central heating, ensuring comfort and energy efficiency year-round (EPC rating B83). Additional benefits include a downstairs cloakroom for added convenience and ample storage solutions throughout the home. Located within close proximity to Southpoint Primary School, this property is perfect for families with young children. Excellent transport links are also nearby, making commuting and travel straightforward whether heading into the city or further afield. The property's low maintenance design allows for more time to enjoy the comforts of home without the worry of extensive upkeep. With its turn-key condition, buyers can move straight in and immediately start enjoying their new surroundings. This is a rare opportunity to secure a modern, well-appointed home in a sought-after area, ideal for those seeking a blend of comfort, convenience, and style. Early viewing is highly recommended to appreciate all this delightful property has to offer.

Complete Tenancy

Term

EPC

EPI



Energy Rating: B

Impact Rating:



blackbear



### Entrance Hallway

### WC

2' 10" x 5' 0" (0.86m x 1.52m)

### Kitchen

5' 11" x 9' 9" (1.80m x 2.97m)

### Living Room

12' 10" x 12' 0" (3.92m x 3.66m)

### Landing

### Bedroom Two

12' 10" x 6' 8" (3.90m x 2.02m)

### Bathroom

5' 11" x 6' 3" (1.80m x 1.90m)

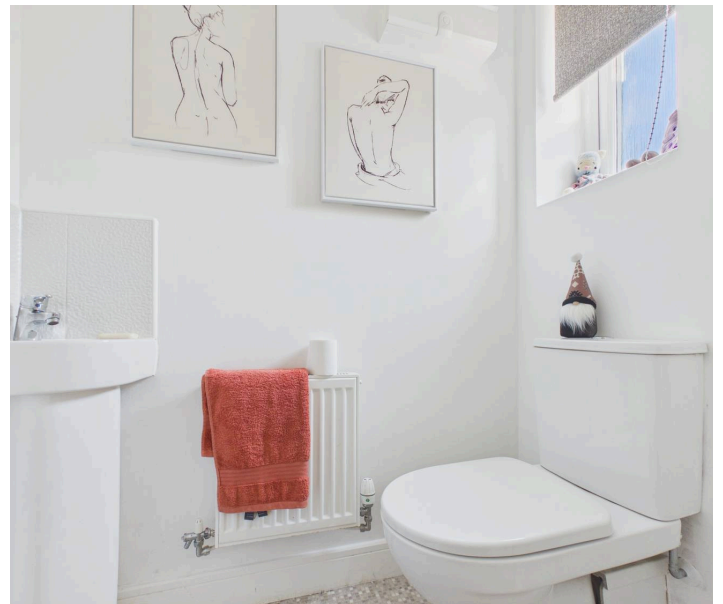
### Bedroom One

10' 6" x 8' 2" (3.20m x 2.48m)

With Double built in wardrobe and further airing cupboard for storage.

### Service charge

There is an annual service charge for the maintenance of the play parks and surrounding areas on the estate of approximately £150 per annum.





REAR GARDEN

FRONT GARDEN



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