



Instinct Guides You



Franchise Street £250,000

- No Onward Chain
- Off Road Parking
- Two Double Bedrooms
- Generous Living Space
- Westerley Aspect Rear Garden
- Family Bathroom & Cloakroom
- Close To Vibrant Harbourside & Nothe
- End Of Terrace Home



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Wilson Tominey are delighted to present Prospect Gardens — an exclusive development of just five properties, perfectly positioned close to the town centre, vibrant harbourside and the picturesque Nothe Fort & Gardens. This well-designed home offers two double bedrooms, generous living spaces and off-road parking.

At the heart of the home is the spacious lounge/dining room, spanning the full width of the rear. This well-proportioned room provides ample space for a range of furniture and offers excellent versatility in layout. Enjoying a beautiful sunny westerly aspect, the room is filled with natural light and features double doors opening directly onto the rear garden.

Adjacent, the kitchen includes a range of fitted cabinetry, work surfaces and space for appliances, with a front-aspect window overlooking the garden and parking. A generous hallway and cloakroom complete the ground floor.

Rising to the first floor are two double bedrooms and the family bathroom. Bedroom one is a particularly generous double, benefitting from two westerly-aspect windows. Bedroom two is also a comfortable double room.

The family bathroom sits centrally and comprises a bath with shower over, hand basin and W.C, all set against contemporary tiling.

The rear garden is designed for low maintenance, featuring a large decked area adjoining the house — an ideal space for entertaining — which then steps down to a shingle area enclosed by fencing, with the added benefit of rear access.



Kitchen 12'5" x 7'2" (3.79 x 2.19)

Lounge/Dining Room 16'4" x 13'10" (5.00 x 4.22)

Cloakroom 5'7" x 2'9" (1.71 x 0.84)

Bedroom One 13'10" x 10'2" (4.22 x 3.11)

Bedroom Two 12'5" x 9'11" (3.80 x 3.04)

Bathroom 9'11" max x 5'9" max (3.04 max x 1.77 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.