





**\*\*NO ONWARD CHAIN\*\*SEMI-DETACHED HOUSE\*\*THREE BEDROOMS\*\*GARAGE\*\*IDEAL FAMILY LOCATION\*\*** NEXA Properties are delighted to introduce this three bedroom house in Merrivale Road for sale.

Offered with no onward chain, this house provides a great opportunity for someone to create a stunning family home and benefits from two reception rooms, three well proportioned bedrooms, a conservatory and a shared driveway leading to a garage. Call now to arrange your appointment to view.

- NO ONWARD CHAIN
- SEMI-DETACHED HOUSE
- GARAGE AND SHARED DRIVEWAY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- OPPORTUNITY TO MODERNISE
- IDEAL FAMILY LOCATION
- LOW MAINTENANCE GARDEN
- DOWNSTAIRS WC

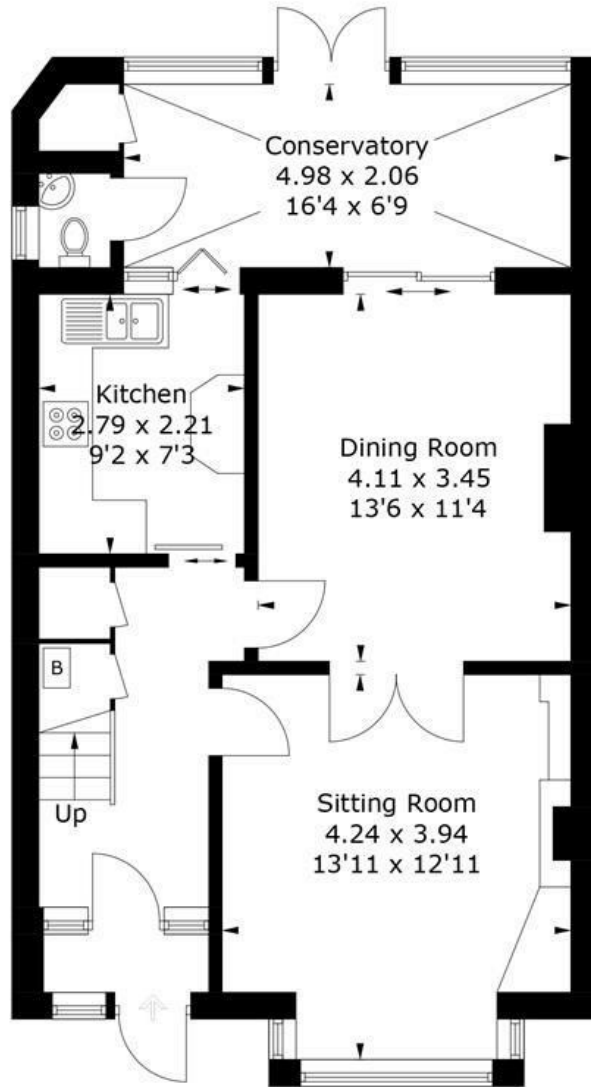


# 38, Merrivale Road, PO2 0TJ

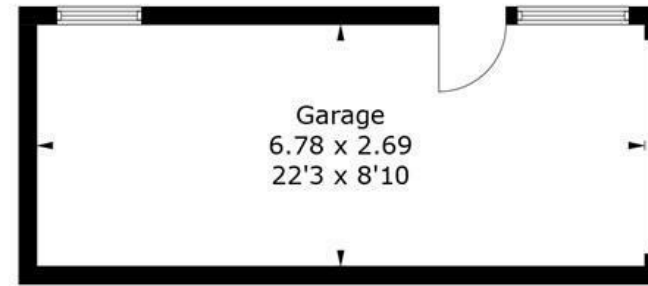
Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft

Garage = 18.4 sq m / 198 sq ft

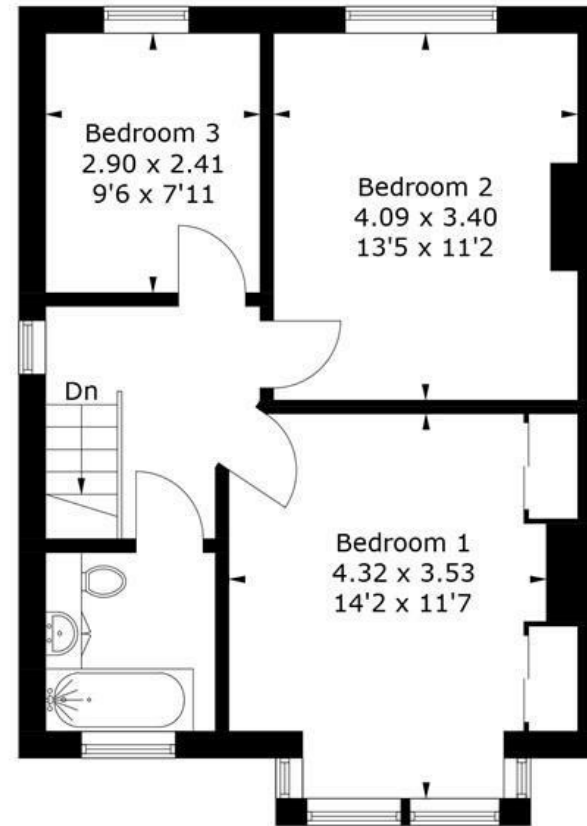
Total = 128.6 sq m / 1384 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1012431)