



47 MARSH CLOSE

PLYMOUTH, PL6 8LN

GUIDE : £180,000
FREEHOLD

Situated in the popular Marsh Close area of Plymouth we are please to offer this nicely presented two bedroom terrace house with rear garden and allocated parking. Accommodation comprises Lounge, Kitchen/Diner, Two bedrooms and a bathroom. Further benefits include gas central heating and uPVC double glazing. A cracking first time buy or investment a viewing is highly advised.



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- Mid Terrace House
- Two Bedrooms
- Kitchen/Diner
- Allocated Parking
- Rear Garden
- Viewing
- Recommended



Entrance:

via uPVC double glazed door into:

Hallway:

Doors to storage cupboard, stairs to first floor and door into:

Lounge: 4.30m x 3.62m max (14'1" x 11'10" max)

uPVC double glazed window to the front, radiator and double doors through to:

Kitchen/Diner: 3.62m x 2.40m (11'10" x 7'10")

uPVC double glazed window to the rear and French doors to the same. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Integrated washing machine and fitted electric oven with hob and extractor over. Stainless steel single drainer sink unit with mixer tap over and space for fridge/freezer.

First Floor Landing:

Access to loft space and doors to upstairs rooms.

Bedroom 1: 3.63m x 2.28m (11'10" x 7'5")

Two uPVC double glazed windows to the rear and radiator.

Bedroom 2: 3.61m x 2.41m max (11'10" x 7'10" max)

Two uPVC double glazed window to the front, radiator and door storage cupboard.

Bathroom:

Suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and shower area and towel rail.

Outside:

To the front of the property is a small brick paved area and the front door. To the rear is a level enclosed garden with a patio area leading onto a lawned area which in turn leads to a decking and stone chipped area. A gate to the rear giving access to the rear service lane.

Allocated Parking

Situated to the side of the property is a parking area where the house has one allocated parking space.

Additional Information:

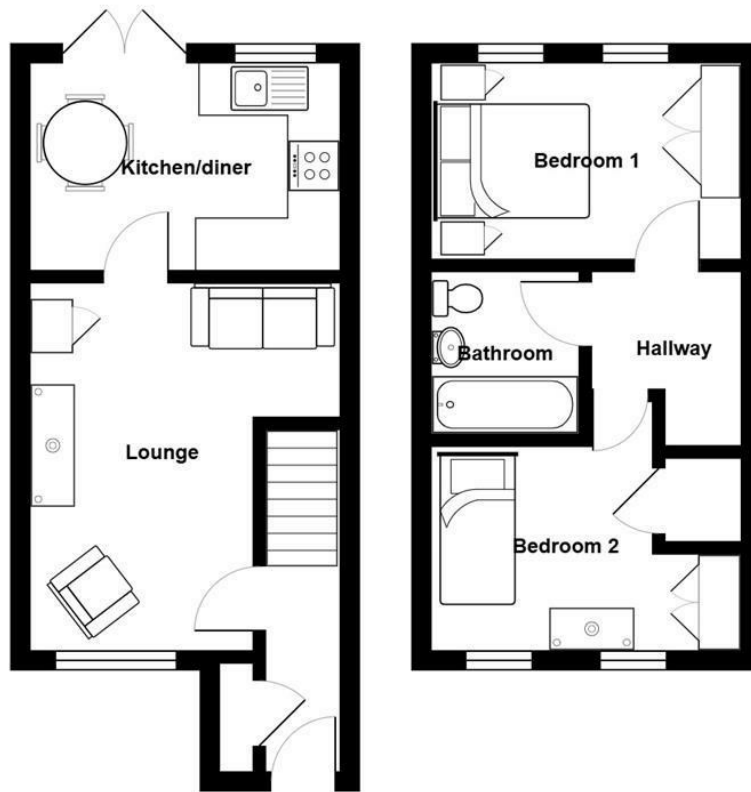
Council tax - Band B - £1808.67

Construction - Standard

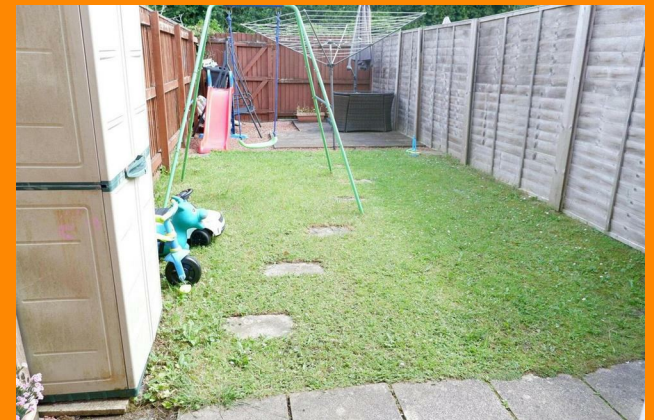
Flood Risk - Rivers & Sea - Medium/High Risk

Surface Water - Low

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Total Area: 51.8 m² ... 558 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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