



## Asking Price £395,000

Nestled in the picturesque setting of The Old Wharf, Oreston, this beautifully positioned three-bedroom terraced home offers stunning waterside views over Hooe Lake. Boasting ample parking and a thoughtfully designed layout, the property features a spacious lounge, a generous conservatory, and a modern fitted kitchen. The ground floor also benefits from a convenient downstairs W.C. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite shower room and private balcony, alongside a modern fitted bathroom. Externally, the home enjoys a low-maintenance, enclosed level south-facing rear garden, perfect for outdoor relaxation, as well as a private balcony to take in the scenic surroundings. Additional highlights include gas central heating, double glazing, and driveway parking for three vehicles with an internal garage. Offering a prime waterside location and fantastic living space, this home is a must-see. Contact Novahomes today to arrange a viewing!

## The Old Wharf, Oreston, PL9 7NP

### Accommodation Comprises

#### Ground Floor

Lounge 5.18m (17'0") x 3.1m (10'2")

Kitchen 4.01m (13'2") x 1.55m (5'1")

Conservatory 4.47m (14'8") x 2.79m (9'2")

Downstairs WC

#### First Floor

Bedroom One 4.11m (13'6") x 2.73m (8'11")

En-Suite Shower Room

Bedroom Two 2.97m (9'9") x 2.73m (8'11")

Bedroom Three 2.35m (7'9") x 1.88m (6'2")

Bathroom

Front

Level brick paved driveway for multiple vehicles leading to front entrance

Rear Garden

Enclosed low maintenance patio area with gated rear access.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







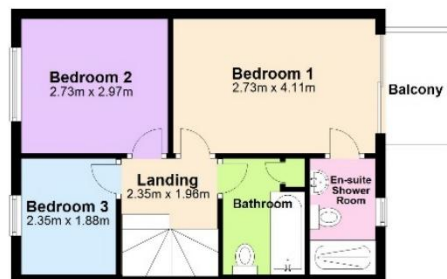


Energy Efficiency Rating	
Current	Potential
<b>A</b> (91-100) Very energy efficient - lower running costs	<b>B</b> (81-90)
<b>B</b> (71-80)	<b>C</b> (61-70)
<b>C</b> (51-60)	<b>D</b> (41-50)
<b>D</b> (31-40)	<b>E</b> (21-30)
<b>E</b> (21-30)	<b>F</b> (11-20)
<b>F</b> (11-20)	<b>G</b> (1-10)
<b>G</b> (1-10) Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The

**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.



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