



## 2 Marine Road

Oreston, Plymouth, PL9 7NL

£325,000



Being sold with no onward chain, is this beautifully-presented refurbished older-style semi-detached house, located in the heart of Oreston village. The accommodation briefly comprises 3 good-sized bedrooms with master ensuite & a further shower room, lounge, fitted kitchen/dining room & downstairs wc. Low-maintenance enclosed courtyard garden to the rear.



MARINE ROAD, ORESTON, PL9 7NL

## ACCOMMODATION

### ENTRANCE VESTIBULE

Access to the property is gained by the part double-glazed door leading to the entrance hall.

### ENTRANCE HALL

Laminate floor extending through into the lounge/dining room. Vertical radiator. Door leading into the lounge.

### LOUNGE 14'7" x 10'10" into alcove & at widest point (4.46m x 3.32m into alcove & at widest point)

Double-glazed window to the front. Radiator. Feature electric fire.

### KITCHEN/DINING ROOM 12'0" x 14'2" inc units (3.68m x 4.32m inc units)

Fitted with a series of contemporary, matching eye-level and base units with work surfaces and tiled splash-backs. Built in 5-ring electric hob and adjacent built-in electric oven. Integrated fridge and freezer. Space and plumbing for washing machine. Space for tumble dryer. Breakfast bar with radiator beneath. Useful walk in under-stairs storage cupboard. uPVC double-glazed French-style double doors leading out onto the rear garden. Door leading to rear lobby with part double-glazed door leading to the side and door leading into the downstairs wc.

### DOWNSTAIRS WC 5'4" x 2'10" (1.64m x 0.87m)

Low-level toilet with boxed-in cistern. Sink unit with mixer tap and storage beneath. Obscured double-glazed window to the side.

### FIRST FLOOR LANDING

Door providing access to bedrooms two and three and the shower room. Further stairs rising to the second floor accommodation.

### BEDROOM TWO 14'2" x 9'02"2" at it's widest points (4.34m x 2.75m at it's widest points)

Double-glazed window to the front. Radiator.

### BEDROOM THREE 12'2" x 8'7" (3.71 x 2.62)

Built-in storage cupboard housing the gas boiler. Radiator. Double-glazed window to the rear.

### SHOWER ROOM 8'4" x 5'2" (2.56m x 1.60m)

Walk-in shower with rainfall shower head and attachment, sink unit with mixer tap and vanity cupboard beneath and low-level toilet with boxed-in cistern. Vertical towel rail/radiator. Built-in extractor fan. Matching tiled floor. Obscured double-glazed window to the rear.

### MASTER BEDROOM 10'9" x 18'8" taken at a height of 4'11", at it's (3.30m x 5.69m taken at a height of 1.5m, at it's w)

This is located on the top floor with sloping ceilings to both the front and rear elevations and Velux-style windows to the front. Radiator. Door leading to the ensuite bathroom.

### ENSUITE BATHROOM 6'7" x 8'2" (2.01m x 2.49m)

Fitted with a matching suite comprising a 'P'-shape bath with mixer tap, shower unit with rainfall head and attachment, sink unit with mixer tap and storage cupboard beneath and low-level wc with boxed-in cistern. Vertical towel rail/radiator. Tiling to 3 walls with matching tiles to the floor. Double glazed window to the rear.

### EXTERNALLY

The rear garden is enclosed by whitewashed stone walls with a paved, gravelled area leading to a composite deck bordered by raised flower beds.

### COUNCIL TAX

Plymouth City Council Tax - Band C

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

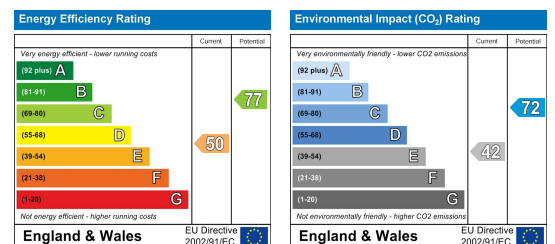
## Area Map



## Floor Plans



## Energy Efficiency Graph



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