



Limeburners Road
Plymouth PL9 9FL

for sale offers over
£330,000



Property Description

A stunning 3/4 bedroom, end-terraced property situated in a charming location close to the water's edge. Upon entry, you are greeted with a versatile study which could also be used as a fourth bedroom or a playroom. Carrying on through, you are greeted by a stunning, kitchen diner which looks amazing in the sun and doors open out onto the rear garden. The rear garden captures the sun throughout most of the day, and is low maintenance making it perfect to relax in. The ground floor also benefits from a downstairs WC. On the first floor, there is a generous lounge with Juliet balcony, allowing for views of the water. The main bedroom benefits from an en-suite which contains, walk-in shower, wash hand basin and WC. The second-floor features two double bedrooms, both with Velux windows allowing for plenty of natural light. There is also a family bathroom with bath and shower overhead, allowing for flexibility. To the rear of the parking there is allocated parking for two cars, making this property even more appealing. Properties like this are rarely available, so viewing early is highly recommended.

Ground Floor

Entrance Hallway

Storage cupboard. Radiator.

Kitchen / Diner

19' 11" max x 13' 2" max (6.07m max x 4.01m max)

Lovely bright and open kitchen/diner with French doors opening out onto the garden. The kitchen comprises of a range of matching wall and base units with worktops above. Integrated oven with counter top gas hob and an extractor fan above. Stainless steel one and a half sink and drainer with mixer tap. Space for a fridge freezer. Plumbing for washing machine. Access to understairs storage. Radiator.

Study

9' 3" x 6' 2" (2.82m x 1.88m)

Double glazed window to the front. Radiator.

W.C.

Low level w.c, sink and radiator.

First Floor

Living Room

13' 2" max x 12' 2" max (4.01m max x 3.71m max)

Double glazed window to the front elevation. Radiator. Double glazed french doors leading to the Juliet balcony.

Bedroom 1

13' 1" x 10' 1" (3.99m x 3.07m)

Two double glazed windows to the rear elevation. Radiator.

En-Suite Shower Room

Walk in shower enclosure, low level w.c. and pedestal sink.

Second Floor

Bedroom 2

13' max x 7' 6" max (3.96m max x 2.29m max)

Double glazed window to the front elevation. Radiator. Velux window.

Bathroom

Panel bath with shower above, low level w.c. and pedestal sink. Radiator.

Bedroom 3

13' max x 11' 7" max (3.96m max x 3.53m max)

Double glazed window to the rear elevation. Radiator. Velux window.

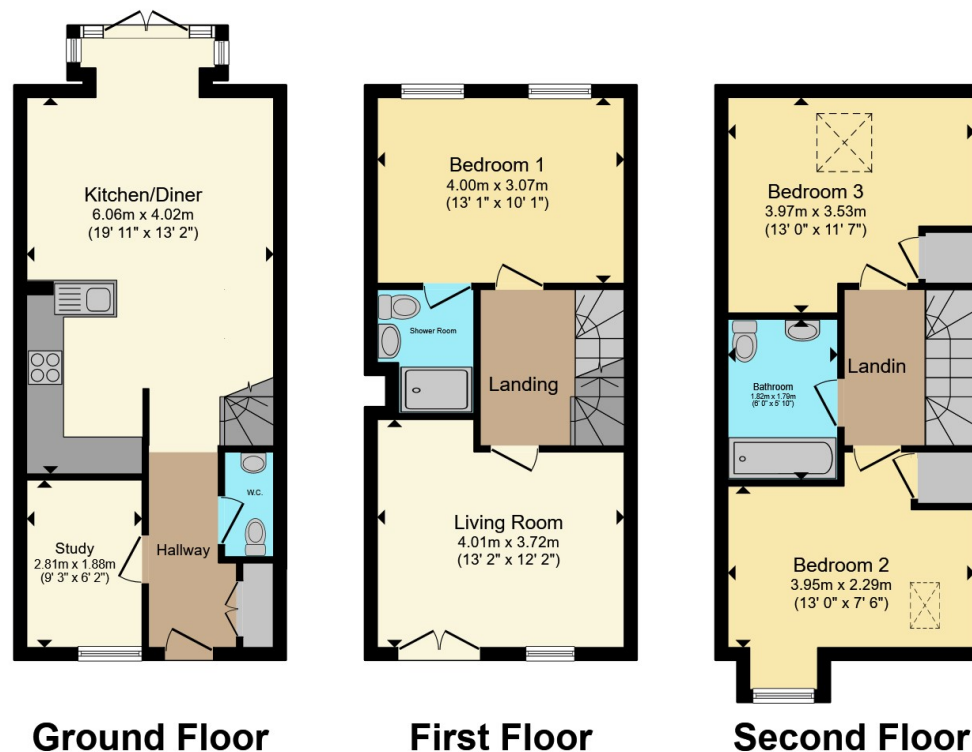
Outside

The property features a low maintenance patio garden which is mainly laid to slabs. To the rear of the property is off road parking.









Total floor area 110.5 m² (1,189 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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