



## 3 Radford Cottages Kingfisher Way

Oreston, Plymouth, PL9 7PS

£225,000



A superbly position stone-built mid-terraced cottage being sold with no onward chain & fabulous views over Hooe Lake towards Staddon Heights. The cottage has its own garden with a rear courtyard. The accommodation briefly comprises of a living room, kitchen with walk-in pantry, two first floor bedrooms & a shower room.



## RADFORD COTTAGES, KINGFISHER WAY, ORESTON, PL9 7PS

### ACCOMMODATION

A front door opens into the living room.

### LIVING ROOM 15'7 max width x 11'3 (4.75m max width x 3.43m)

Window overlooking the gardens & Hooe Lake. Exposed floor boards. Wall mounted electric heater. Cupboard to one side of the chimney breast with shelving. Under-stairs storage cupboard. Doorway opens into the kitchen.

### KITCHEN 13'4 x 7'9 (4.06m x 2.36m)

Tiled floor. Base mounted cabinets with work surfaces. Stainless steel single drainer sink unit. Space for free standing appliances. Window overlooking the courtyard doorway leading to the courtyard walk-in pantry, also housing the electric meter & consumer unit.

### FIRST FLOOR LANDING

Provides access to the bedrooms & shower room. Loft hatch.

### BEDROOM ONE 14' x 8'8 (4.27m x 2.64m)

Situated to the front with window overlooking the gardens & Hooe Lake. Exposed floorboards. Electric heater.

### BEDROOM TWO 9' x 8' (2.74m x 2.44m)

Window overlooking the courtyard. Exposed floorboards. Electric heater. Cupboard with shelving.

### SHOWER ROOM 10'10 x 3'6 (3.30m x 1.07m)

Comprises basin with storage beneath, double-sized shower with electric shower system, tiled walls within shower & wc.

### OUTSIDE

To the rear is a courtyard with small outside shed & covered store area. To the front, gardens are laid to lawn with further timber shed, shrubs & lovely views over Hooe Lake towards Staddon Heights.

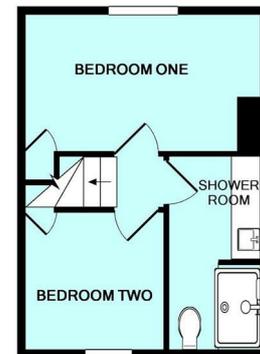
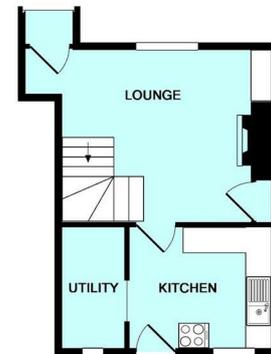
### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

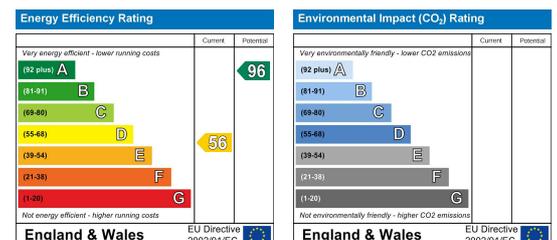
### Area Map



### Floor Plans



### Energy Efficiency Graph



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