Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

59 Lower Saltram

Oreston, Plymouth, PL9 7PW

£245,000

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Being sold with no onward chain is this lovely semi-detached modern house convenient to Hooe Lake and Radford Park. The accommodation comprises a lounge, kitchen/dining room, 2 bedrooms, modern shower room and has the bonus of a downstairs cloakroom/wc. There is a lovely private low maintenance garden to the rear and allocated parking.

LOWER SALTRAM, ORESTON, PLYMOUTH PL9 7PW
Accommodation (Accommodation)

Access to the property is gained via the double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Stairs rising to the first floor. Doorway opens into the lounge.

LOUNGE 15'8" x 10'3" (4.78 x 3.12)

Double-glazed window to the front elevation. Fireplace with a moulded fireplace place surround and inset 'Living Flame' gas fire Doorway opens into the kitchen/dining room.

KITCHEN/DINING ROOM 13'9" x 9'11" (4.19 x 3.02)

Range of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath and an extractor hood above. Space and plumbing for a washing machine. uPVC double-glazed doors leading out onto the rear garden. Double-glazed window to the rear elevation. Doorway leading into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low level toilet and a sink with a cupboard beneath.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 13'9" to rear of wardrobe x 10'0" (4.19 to rear of wardrobe x 3.05)

Double-glazed window to the rear elevation with an outlook onto the garden. Mirror-fronted full-length wardrobes to one wall providing useful storage and hanging.

BEDROOM TWO 13'10" x 11'5" max (4.22 x 3.48 max)

Double-glazed window to the front elevation overlooking the communal green. Mirror-fronted fitted wardrobes. Built-in storage cupboard.

SHOWER ROOM 6'8" x 6'2" (2.03 x 1.88)

White modern suite comprising a shower with sliding shower screen doors, tiled area surround and shower unit with spray attachment, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Built-in airing cupboard with slatted shelving and heater. Built-in extractor. Obscured double-glazed window to the side elevation.

OUTSIDE

To the rear of the property there is a lovely fenced enclosed garden with a paved central sitting area. The garden is bordered by flowering plants and shrubs. There is a side gate providing access to the path, which leads back to the front of the property.

COUNCIL TAX

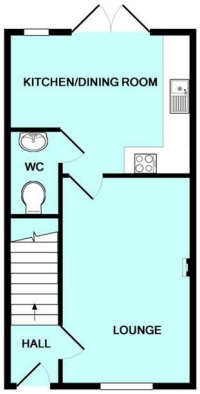
Plymouth City Council
Council tax band C

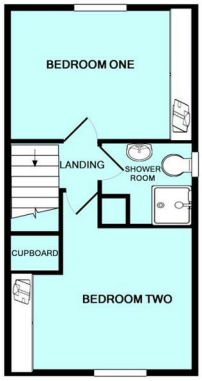
AGENT'S NOTE

There is an annual charge of £95 if paid before the 15/05 or £225 if paid after this date.

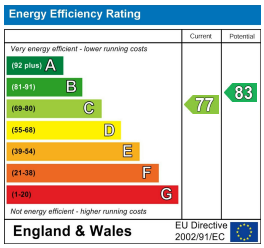
Area Map

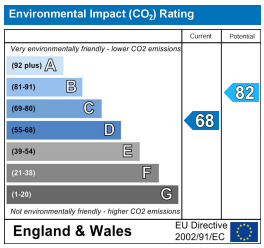
Floor Plans





Energy Efficiency Graph





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