



Cross Keys Estates

Opening doors to your future



48 Marina Road
Plymouth, PL5 2NR
Guide Price £125,000 Freehold



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CASH BUYERS ONLY ** Guide Price £125,000 to £150,000 ** CASH BUYERS ONLY

Cross Keys Estates are pleased to bring this doer upper to the market. Located on Marina Road in the desirable West Park area, this charming semi-detached house from the 1940s offers great potential for those looking to create their dream home. With two reception rooms, two bedrooms, and a bathroom, this property provides a solid foundation for a cosy and comfortable living space. Although in need of a full refurbishment, the property boasts a fantastic opportunity to tailor the space to your own tastes and needs. Situated in a sought-after residential location, this home features front and rear gardens, a hardstand for parking, and stunning views from its slightly elevated position. The property includes a sitting room, dining room, kitchen (awaiting your personal touch), two spacious bedrooms, and a first-floor family bathroom.

- Cash Purchase Only / Investment
- Semi Detached Family House
- Kitchen Area But No Fitted Kitchen
- Upstairs Bathroom, No Fitted Bath
- Optional Further Development (STPP)
- In Need Of Full Refurbishment
- Good Size Sitting Room, Dining Room
- Two Good Size Double Bedrooms
- Front & Rear Garden, Driveway
- Internal Viewing Advised, EPC=TBC



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall. There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

West Park

West Park, as the name suggests, is located to the west of Plymouth City Centre, less than five miles away, neighbouring Whiteleigh, Honicknowle, Ham and Ernesettle. There are a lot of local facilities here including five schools (Knowle Primary, Ernesettle Community, Marine Academy, Mount Tamar and Mill Ford), a thriving shopping precinct and some really great outdoor green spaces. Ringmore Way encircles Knowle Battery Playing Fields, on the site of the former 19th century fort. This mainly residential district grew from the need to rehome so many of the residents of Plymouth after their houses were destroyed in the second world war and sprang to life in the 1950's with most of the housing stock being built from materials of the time. West Park is one of those close knit community areas where you can find absolutely everything that you need day to day, for bigger shopping requirements there is Transit Way, a large and growing shopping complex with names like Tesco, Matalan, Lidl, B&M, Argos as well as a post office, charity shop, pet shop and an angling centre. Crownhill Road is the main arterial road that dissects West Park and Crownhill itself whilst linking East and West Plymouth and also provides an easy link to the North of Plymouth and beyond to Dartmoor at the junction with Tavistock Road.

Entrance Hallway

Sitting Room

12'0" x 10'4" (3.67m x 3.16m)

Dining Room

9'11" x 10'4" (3.03m x 3.14m)

Kitchen

9'11" x 4'2" (3.03m x 1.26m)

Landing

Primary Bedroom

12'0" x 10'4" (3.67m x 3.14m)

Bedroom 2

9'11" x 10'4" (3.03m x 3.14m)

Bathroom

Gardens & Driveway

Cross Keys Lettings Department

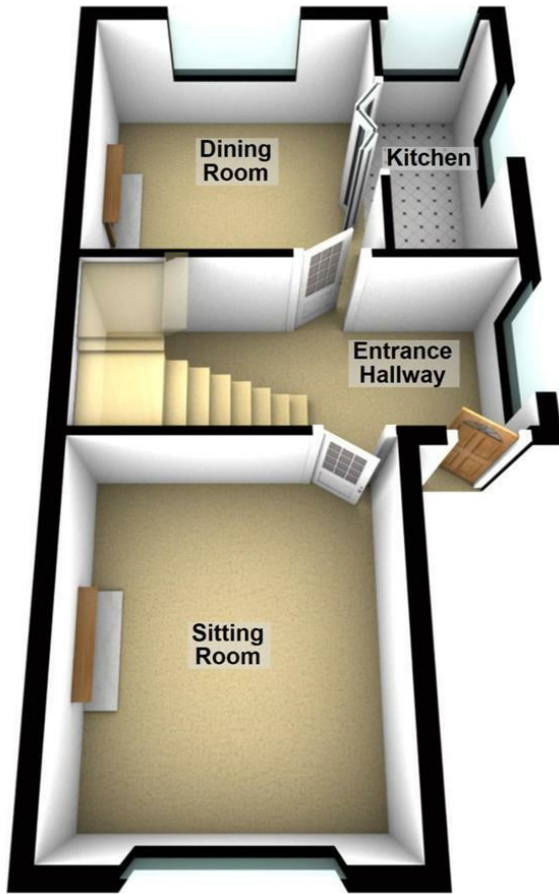
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

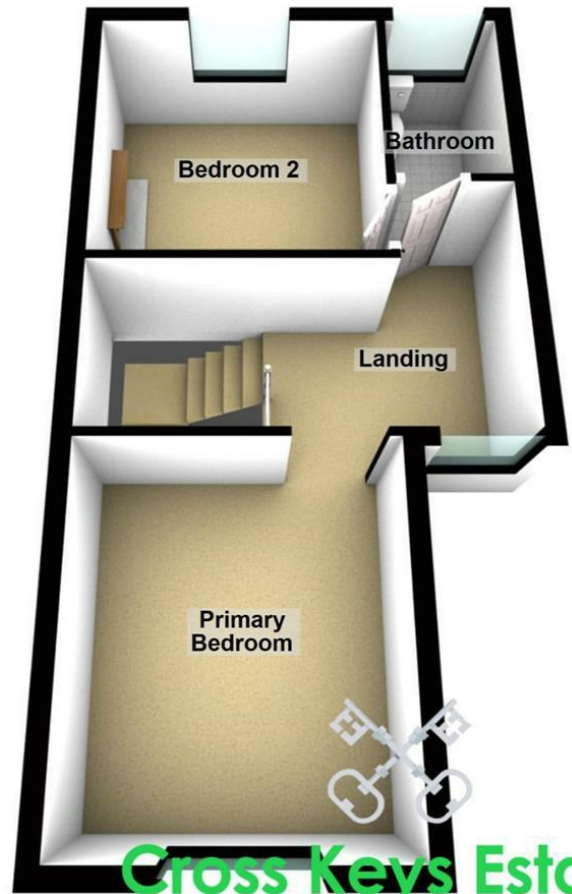
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



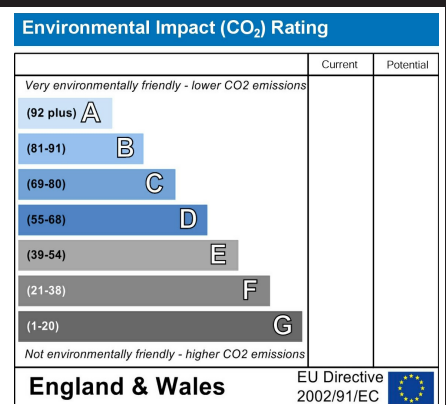
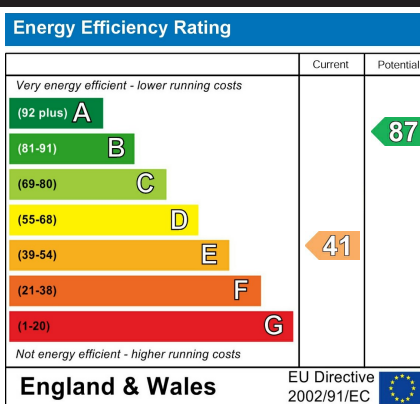
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band B



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