



3  2  1 

**Freehold : Council Tax Band A
EPC Rating C**

Brockley Road, Laira, Plymouth

BELVOIR!

Guide price £180,000



Key Features

- > Recently Refurbished
- > Brand New Carpets
- > Boiler Installed May 2021
- > Brand New Kitchen With Electric Oven & Hob
- > Redecorated Throughout

*** NO ONWARD CHAIN! ***

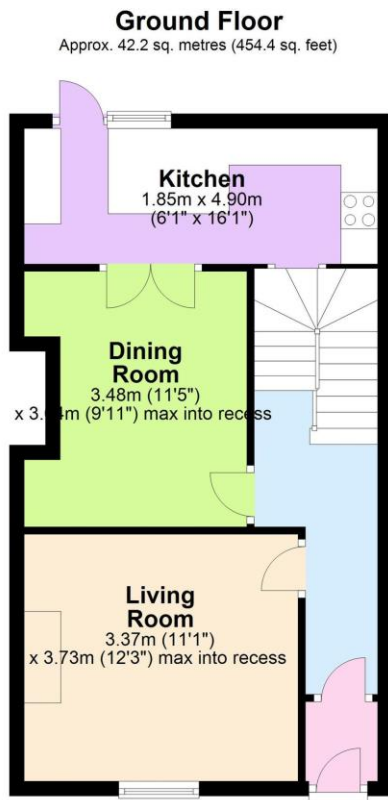
A superb three bedroom terraced home that has been recently refurbished to include brand new carpets and a stylish new kitchen!

The property has also been redecorated throughout and is conveniently located near to local schools, amenities and transport routes!! Features include; boiler added in May 2021, living room with fireplace and shelving, attractive entrance vestibule, spacious dining room, modern bathroom with shower above the bath, landing with storage cupboard, two double bedrooms and a single, brand new kitchen/breakfast room with electric oven and hob, enclosed rear courtyard with shed, GCH, DG & more!!



A wonderful first time buy or investment opportunity and one that needs to be seen to be fully appreciated!
Call today to find out more..

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Total area: approx. 80.0 sq. metres (861.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440