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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



762 SQ.FT



FREEHOLD

## OLD LAIRA ROAD LAIRA, PL3 6BJ

£220,000

Charming 1930's family home, tucked away in a quiet spot. Open plan lounge/dining room, newly installed kitchen, modern shower room & potential for off road parking.



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Located at the end of Old Laura Road, the property is set in a quiet, elevated position, within close proximity of Lipson Vale and Trefusis Park. Giving easy access into Efford, Lipson and Laura, Old Laura Road has a bus route leading into the city centre, along with a range of local amenities, including local and national traders, and primary and secondary schooling.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into the hallway, which has openings leading through to the open plan lounge/dining room and kitchen. There are two under stairs storage cupboards, plus stairs leading up to the first floor. The hallway has laminate flooring, a window to the front elevation and space for shoes and coats.

The open plan living space runs the full length of the property and has a large bay window to the front elevation and a door opening out onto the rear courtyard garden. Both rooms are well presented and provide an excellent space for entertaining with family and friends.

The kitchen has just been installed and has a wide range of wall and base mounted units, complete with a work surface over. There is a tiled floor and tiled splash backs, with an integrated slim line dishwasher, electric fan assisted oven and four ring gas hob. There is space and plumbing for a washing machine and a stand alone fridge/freezer unit. The kitchen has a window and door which open out onto the rear courtyard garden and has inset spotlights to finish.

Upstairs, the first floor landing gives access to all three bedrooms and the shower room. The main bedroom is located at the front of the property and is a good double size, with a bay window to the front elevation.

Bedroom two is also a double size, with a bay window to the front elevation. Bedroom three is a small single room, ideal for a young child, or to be used as an office. There is a window to the front elevation.

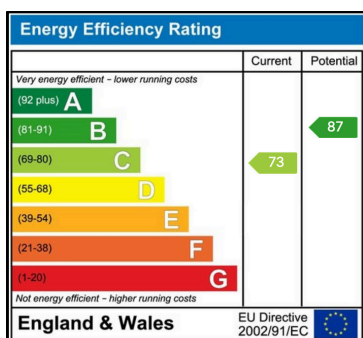
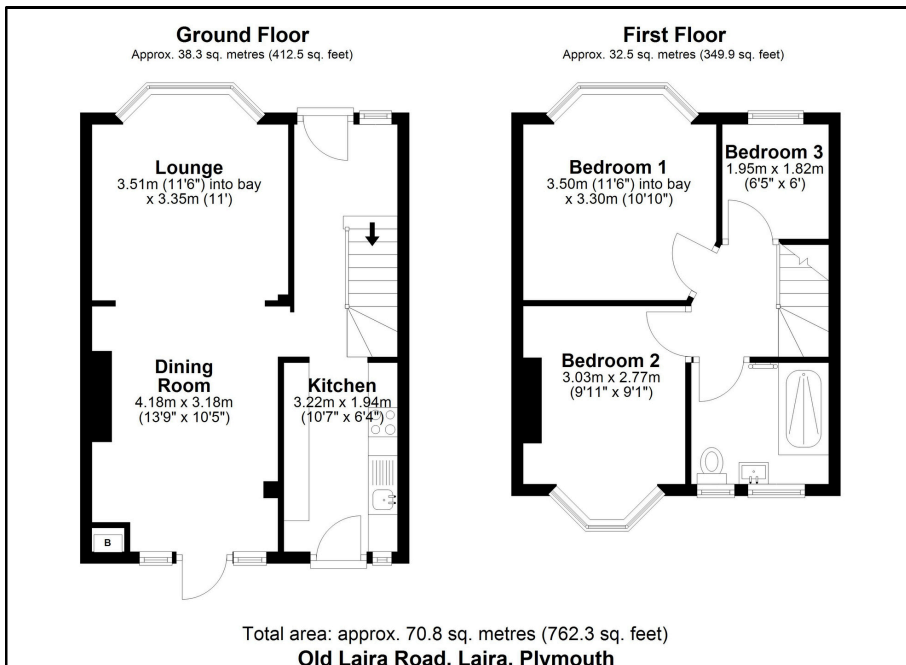
Located at the rear of the property is the shower room, which is fully tiled, with a large walk in shower with matte black finishes, a low level w/c, hand wash basin with storage space under and two obscured windows to the rear elevation. The shower room has an extraction fan, inset spotlights and a heated towel rail to finish.

The property has full uPVC double glazing and gas central heating. Bedrooms one, two and three have electric radiators to create space in each of the rooms.

Externally, the front garden is private and is low maintenance. There is a pathway leading up to the front door. The rear garden is again low maintenance and is hard paved, with a storage shed and a door leading out onto a rear service lane. There is currently an insulated shed, which has been previously used as a home office, which has power, lighting and access to broadband. If this were to be removed, there would be off road parking accessed via the roller door, or the ability to have a much larger rear garden.

## Tenure & Services

Tenure - Freehold  
EPC - C  
Council Tax Band - B  
Services - Mains Water, Electricity, Gas, Drainage. Connected to Fibre Broadband.



Plymouth	Band: B	Annual Price: £1,809
Conservation Area	Flood Risk	
No	Very low	
Floor Area	Plot Size	
678 ft <sup>2</sup> / 63 m <sup>2</sup>	0.03 Acres	
Mobile Coverage	Broadband	
EE	Basic	25 Mbps
Vodafone	Superfast	60 Mbps
Three	Ultrafast	1800 Mbps
O2		
Satellite / Fibre TV Availability		
BT	✓	
Sky	✓	
Virgin	✓	



Website Link