



Connells

Laira Place  
Plymouth



## Property Description

Situated in a sought after and convenient central location with access to a host of local amenities, including shops, cafes and local schools. This spacious two double bedroom mid terraced property benefits from two large and versatile reception rooms, secluded rear garden and easy on street parking.

On the ground floor, two large reception rooms offering potential for a third bedroom. Second reception room with double doors to rear garden and substantial kitchen with built in appliances and further access to outdoor space. Light and airy bathroom can also be found.

On the first floor, two big double bedrooms with an opportunity to manufacture a third, completing this fantastic and adaptable residence.

Externally to the front, easy on street parking and a bus route a short walk away and to the rear, a quiet and low maintained garden.

Located in the central location of Prince rock, surrounded by shops, cafes and highly regarded schools. the location also offers easy access in and out of Plymouth city centre whilst maintaining walking distance to bus stops.

Early viewings advised.

## Ground Floor

### Lounge

13' 5" x 12' 9" ( 4.09m x 3.89m )

### Dining Room

11' 1" x 13' 7" ( 3.38m x 4.14m )

### Kitchen

9' 10" x 14' 5" ( 3.00m x 4.39m )

### Bathroom

## First Floor

### Bedroom 1

16' 8" x 13' 1" ( 5.08m x 3.99m )

### Bedroom 2

11' 2" x 12' 5" ( 3.40m x 3.78m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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