



**Connells**

Old Laira Road  
Plymouth





## Property Description

**\*\*PERFECT FIRST TIME BUY\*\*** An opportunity to acquire this well-presented two bedroom mid-terraced home, situated in the popular central location of Laira. Close to a host of local amenities, and offers easy access to the city centre, A38 and main transport links.

As you enter this property, you have a kitchen with matching wall and base units and a substantial lounge with fireplace and double patio doors leading to a south-facing rear garden, creating the perfect social space.

On the first floor, you have a spacious double bedroom with views across the valley and a good-sized single bedroom, and family bathroom comprising bath with overhead shower, hand basin and W.C. completing this home.

Externally, you have a low-maintenance south-facing rear garden with views over the valley and providing direct access to the private allocated parking and additional visitor spaces.

BOOK YOUR VIEWINGS NOW!

## Ground Floor

### Lounge

12' 5" x 16' 3" ( 3.78m x 4.95m )

### Kitchen

8' 8" x 7' 9" ( 2.64m x 2.36m )

## First Floor

### Bedroom One

12' 5" x 10' 7" ( 3.78m x 3.23m )

### Bedroom Two

6' 8" x 14' ( 2.03m x 4.27m )

### Bathroom

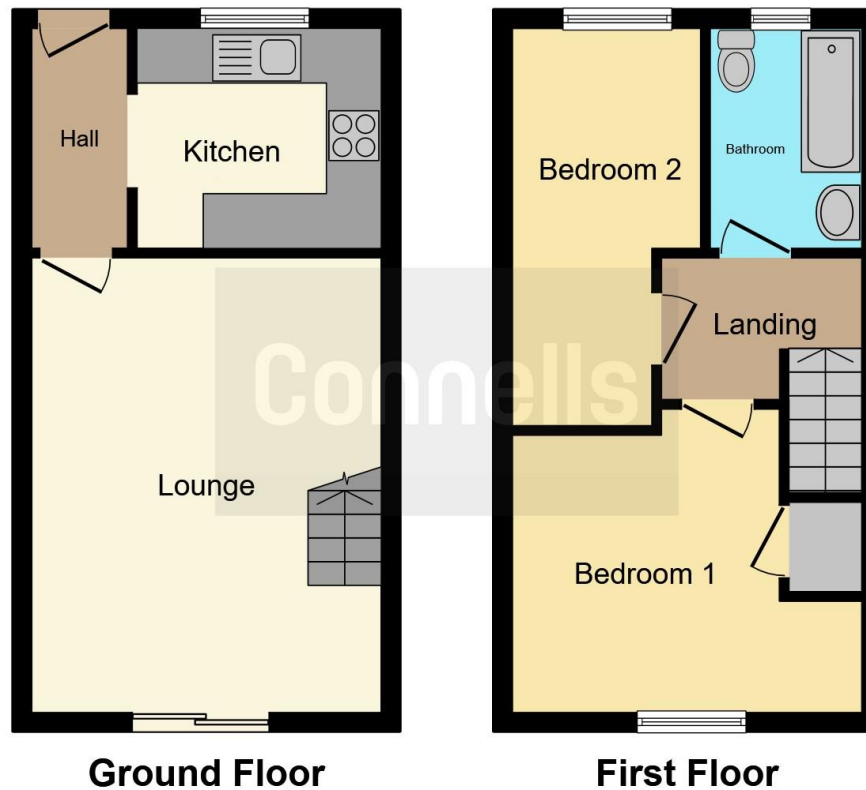












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
 PLYMOUTH PL4 7AA

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/PLH312206](http://connells.co.uk/Property/PLH312206)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PLH312206 - 0002