



**Connells**

Laira Park Road  
Plymouth





## Property Description

Nestled within a prime central location is this exciting opportunity to acquire this two bedroom semi-detached bungalow. Benefiting from two reception rooms, two double bedrooms, kitchen, wet room, front & rear garden and easy on-street parking.

Located in Lipson, close to a host of local amenities, local parks and a stone's throw away from the city centre and offering easy access to the A38 and main transport links.

As you enter this bungalow, you are welcomed by a light and airy lounge with fireplace and new carpets, a newly fitted kitchen with matching wall and base units which flows effortlessly into a separate dining area which gives access to a beautiful well-maintained rear garden. This bungalow also has two good-sized double bedrooms both benefiting from built-in wardrobes and completing this home is a wet room comprising walk-in shower, hand basin and W.C.

Externally, this property offers and benefits from a lovely well-maintained, low-maintenance front & rear garden and easy on-street parking.

BOOK YOUR VIEWINGS NOW!

## Lounge

9' 5" maximum x 18' 4" maximum ( 2.87m maximum x 5.59m maximum )

## Dining Room

8' 10" x 12' 5" ( 2.69m x 3.78m )

## Kitchen

8' 8" x 7' 4" ( 2.64m x 2.24m )

## Bedroom One

8' 9" x 11' 4" ( 2.67m x 3.45m )

## Bedroom Two

10' 2" x 10' 7" ( 3.10m x 3.23m )

## Wet Room













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: C Council Tax  
 Band: C

Tenure: Freehold

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