



Offers in excess of £180,000

Novahomes are delighted to present this charming period two double bedroom terraced home, ideally situated on Federation Road, Laira — a convenient central location close to local schools, amenities, and public transport links. This beautifully presented property offers bright and spacious living accommodation throughout. The ground floor comprises an inviting entrance vestibule and hallway, a generous lounge with a feature bay window, a separate dining room, a modern fitted kitchen, a useful utility area, and a well-appointed bathroom. Upstairs, the first floor boasts two well-proportioned double bedrooms, each filled with natural light. Further benefits include gas central heating, double glazing, and a delightful, low-maintenance rear courtyard garden — perfect for relaxing or entertaining. Early viewing is highly recommended to appreciate the space, charm, and superb location this home has to offer.

novahomes

Established 2008

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Federation Road, Laira, PL3 6BR

Accommodation Comprises

Entrance Porch

Single glazed wooden door leading into ...

Entrance Hall

Wall mounted radiator, doors leading to the lounge and dining room.

Lounge

3.77m x 4.33m (12' 4" x 14' 3")

uPVC bay fronted window to front aspect, wall mounted radiator.

Dining Room

3.16m x 3.61m (10' 4" x 11' 10")

uPVC double glazed window to rear aspect, wall mounted radiator.

Kitchen

2.85m x 2.48m (9' 4" x 8' 2")

uPVC double glazed window to side aspect, fully fitted kitchen with matching wall and base units, square edged work surface, integrated electric oven with gas four ring burning hob, stainless steel sink and drainer unit with hot and cold mixer tap, tiled flooring.

Bathroom

2.85m x 1.75m (9' 4" x 5' 9") Two uPVC double glazed windows to the side and rear aspect, bath

with mixer tap and shower attachment over, low level WC, wash hand basin.

Utility Room

1.91m x 1.06m (6' 3" x 3' 6")

Space and plumbing for washing machine, door to the rear courtyard.

First Floor Landing

Doors to, uPVC double glazed window to rear aspect.

Bedroom One

4.76m x 3.64m (15' 7" x 11' 11")

Two uPVC double glazed windows to the front aspect, wall mounted radiator.

Bedroom Two

3.16m x 3.61m (10' 4" x 11' 10")

uPVC double glazed window to rear aspect, hardwood flooring, wall mounted radiator.

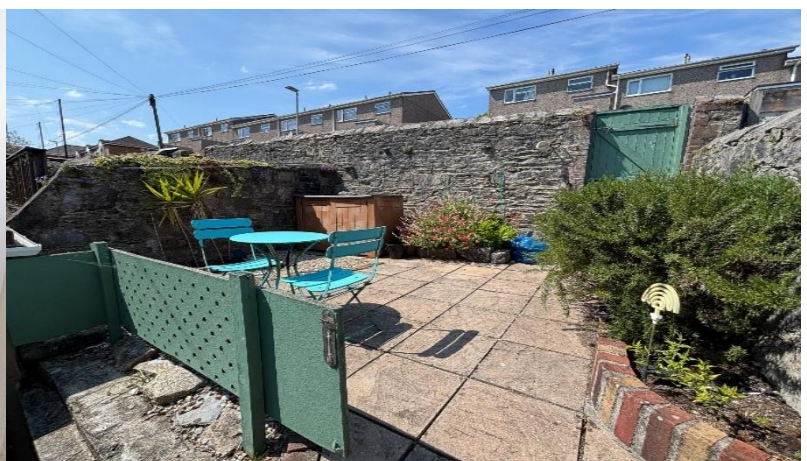
Outside

To the rear of the property there is an enclosed courtyard with gated access to the rear service lane.

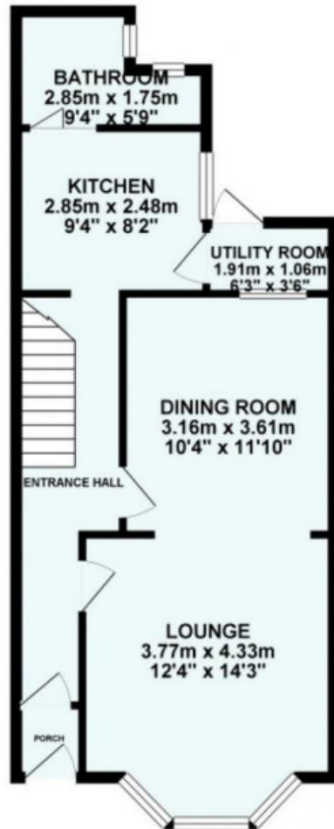
Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

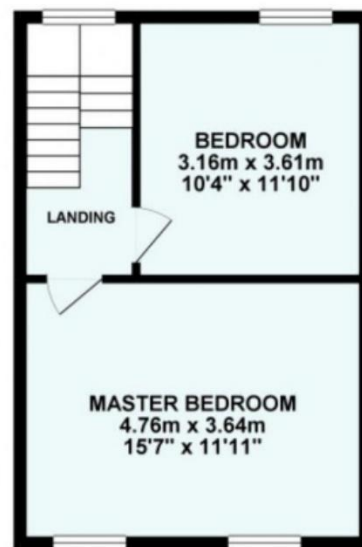




GROUND FLOOR 48.93 sq. m.
(526.64 sq. ft.)



1ST FLOOR 34.50 sq. m.
(371.36 sq. ft.)



TOTAL FLOOR AREA: 83.43 sq. m. (898.00 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans with drawings ©2020.

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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