



120 Old Laira Road

Laira, Plymouth, PL3 6AD

£185,000



Spend time in viewing this lovely modern 2-bedroom semi-detached property which is being sold with no onward chain. The accommodation briefly comprises an entrance hall, modern fitted kitchen & lounge/dining on the ground floor whilst on the first floor are 2 bedrooms & a modern bathroom. To the rear of the property is a gravelled & lawned rear garden with a gate leading out to a parking area, where there are 2 allocated parking spaces. One space is adjacent to the rear of the property. Double-glazing & central heating.



OLD LAIRA ROAD, LAIRA, PL3 6AD

ACCOMMODATION

Access to the property is gained via the part uPVC double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL 7'10" x 4'6" (2.39 x 1.38)

Archway leading into the kitchen.

KITCHEN 8'9" x 7'9" incl kitchen units (2.67 x 2.38 incl kitchen units)

Series of matching high gloss eye-level and base units with blackened rolled-edge work surfaces and matching splash-backs. Inset stainless-steel single drainer single bowl sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath and extractor hood above. Space and plumbing for washing machine. Space for fridge-freezer. Wall-mounted gas boiler. Double-glazed window to the front elevation. Please note that the washing machine and fridge-freezer that are in situ, may be well be included within the sale price of the property subject to any suitable negotiation.

LOUNGE/DINING ROOM 13'7" x 13'5" (4.15 x 4.09)

Turning staircase rising to the first floor. uPVC double-glazed double doors providing a pleasant outlook and access out onto the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Loft hatch. Double-glazed window to the side elevation.

BEDROOM ONE 10'0" x 9'5" excl fitted wardrobe (3.07 x 2.88 excl fitted wardrobe)

Double-glazed window to the rear elevation. Mirror-fronted recessed full-length wardrobe.

BEDROOM TWO 11'9" x 6'10" (3.60 x 2.10)

Double-glazed window to the front elevation.

BATHROOM 8'0" x 6'4" (2.46 x 1.95)

Lovely modern white suite comprising a panel bath with mixer tap, shower screen and shower unit with spray attachment with a rainfall shower head over, sink unit with a mixer tap and a cupboard beneath and a low level toilet. Built-in extractor. Obscured double-glazed window to the front elevation.

OUTSIDE

To the front of the property there is an open-plan small lawned area. To the rear there is a fenced enclosed garden with 2 timber sheds, gravelled area adjacent to the rear of the property and a further lawned section. A rear gate leads to one parking space. The second parking space is located adjacent to this.

COUNCIL TAX

Plymouth City Council
Council tax band B

SERVICES

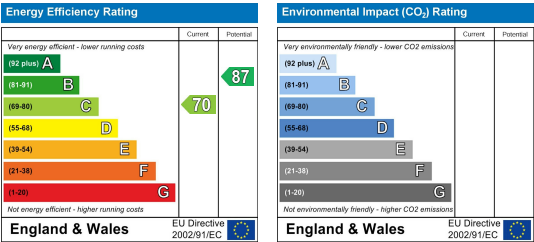
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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