



Laira Bridge Road, Plymouth

OIRO £180,000



Key Features

- End of terrace home
- Two double bedrooms
- Characterful high ceilings
- Newly fitted roof
- Recently redecorated exterior
- Council tax band A
- EPC rating D
- Freehold





A fantastic opportunity to purchase a charming two double bedroom end-of-terrace home, ideally situated within easy reach of Plymouth City Centre, local schools, and excellent transport links.

This property offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, young families, professionals, or investors.

Boasting high ceilings that enhance the sense of space and light, the ground floor comprises a welcoming living room featuring a feature fireplace, creating a warm and characterful focal point. To the rear, a generous modern kitchen/dining room benefits from a breakfast bar, providing the perfect space for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms and a shower room featuring a walk-in shower and stylish tiling, creating a modern finish.

The property has been decorated in neutral tones throughout, providing a bright and inviting interior while offering prospective buyers the perfect blank canvas to add their own personal style.

Externally, the home benefits from a private enclosed courtyard, providing a low-maintenance outdoor space. Service lane with rear access.

The property further benefits from a newly fitted roof and has been recently redecorated externally, ensuring excellent kerb appeal and offering peace of mind to prospective buyers.

Conveniently positioned close to local amenities, schools, public transport routes, and Plymouth City Centre, this property combines character, convenience. An early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC: D

Council tax band: A

Tenure: Freehold

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.





Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed.

Please note that a fee of £50 per applicant is payable for the verification of identification.



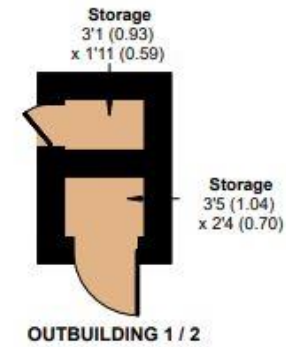
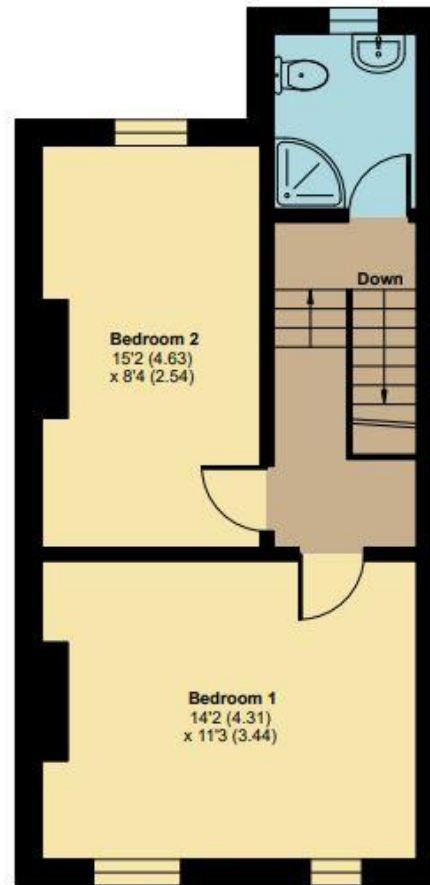
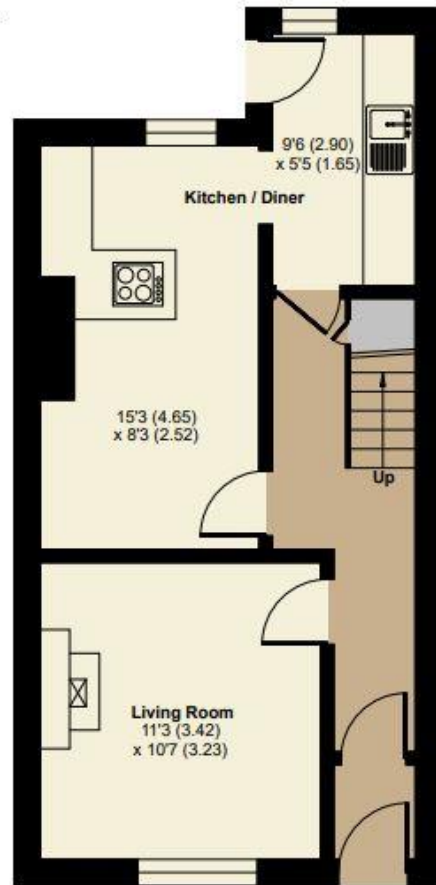
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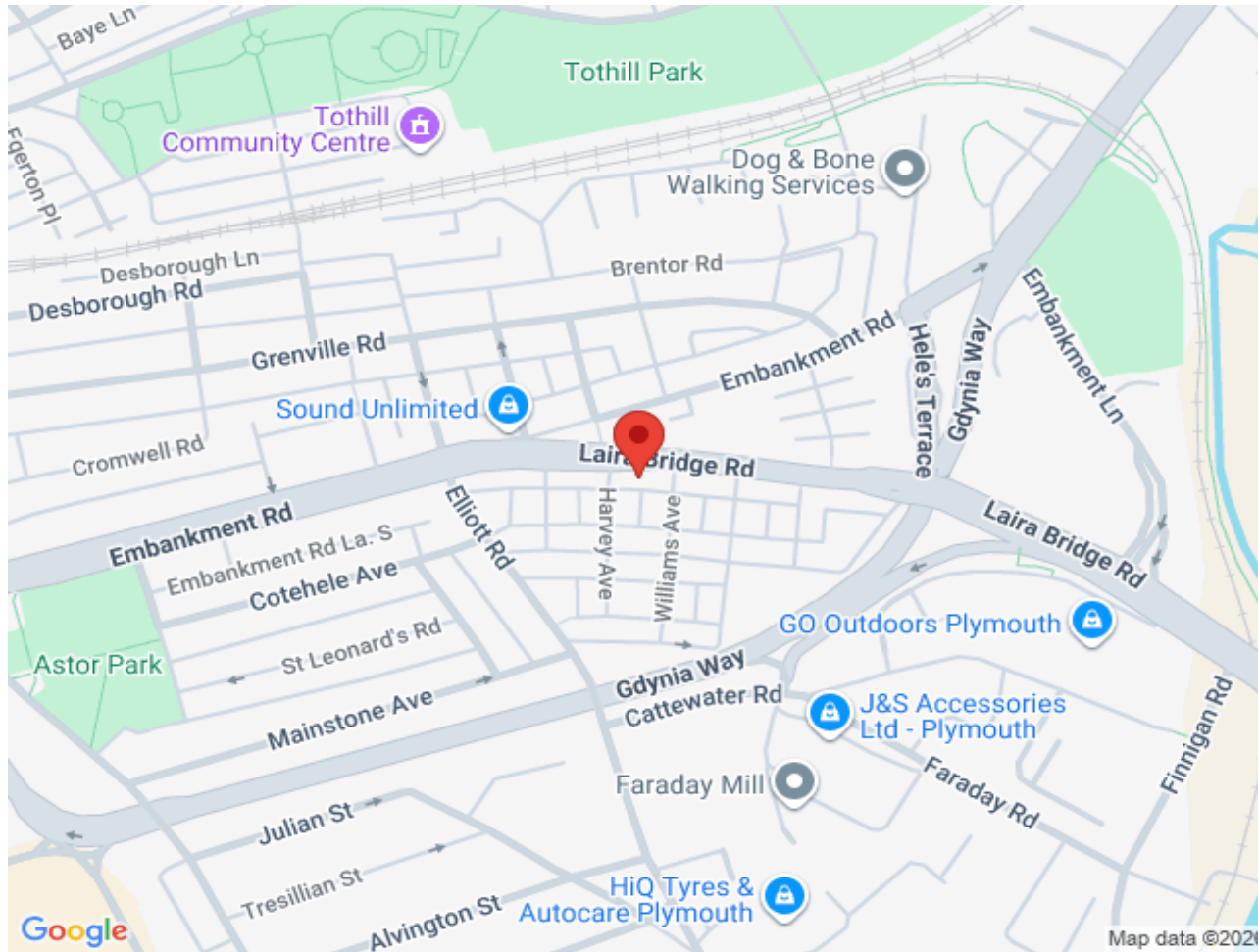
Approximate Area = 810 sq ft / 75.2 sq m

Outbuildings = 13 sq ft / 1.2 sq m

Total = 823 sq ft / 76.4 sq m

For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

