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Offers Over £180,000 FREEHOLD

An immaculately presented two-bedroom period home featuring a lounge with a tiled fireplace, a stylish modern fitted kitchen, ground floor bathroom, garage/workshop with hardstand in front, double glazing, and central heating throughout.

OLD LAIRA ROAD, LAIRA, PLYMOUTH



PROPERTY DETAILS

Situated in a popular residential area in Laira, this immaculately presented two-bedroom period home offers a wonderful blend of character and modern comfort throughout. The property has been well-maintained by the current owner and boasts a welcoming lounge featuring an attractive tiled fireplace, a modern fitted kitchen complete with a breakfast bar and a well-appointed ground floor bathroom adds further convenience. Upstairs, the generous main bedroom showcases a stunning Victorian-style fireplace, adding a touch of timeless character, whilst the second bedroom provides versatile space, ideal for guests, a home office or nursery. Externally, the property continues to impress with a generously sized rear garden and a garage/workshop, which offers valuable additional storage or parking, plus an additional hardstand in front of the garage.

This charming period home is a fantastic opportunity for first-time buyers, downsizers or anyone seeking a property full of character!

**COUNCIL TAX BAND – B
EPC - C**

Opaque UPVC double glazed door to;

ENTRANCE HALL

Staircase to first floor with carved newell post and wooden balustrading, with a range of built-in storage cupboards under, wood effect flooring, panelled radiator, useful utility cupboard, opaque UPVC double glazed door providing access to the rear courtyard. Doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

16'0 x 11'1 (4.9m into bay x 3.4m)

Tiled fireplace flanked by two original built-in storage cupboards, panelled radiator, picture rail, UPVC double glazed bay window to front elevation, wood effect flooring.

KITCHEN

12'7 x 7'5 (3.9m x 2.3m)

Modern fitted kitchen comprising of white high gloss base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, adjacent recess suitable for under counter fridge or freezer, integrated oven and 4 burner gas hob with extractor canopy over, further adjacent recess suitable for under counter fridge or small freezer, part-tiled walls, fitted breakfast bar, wall mounted Baxi boiler providing hot water and central heating, radiator, UPVC double glazed window to rear elevation.

BATHROOM

6'2 x 5'9 (1.9m x 1.8m)

Modern white suite comprising panelled bath with electric shower over and glazed shower screen, vanity wash hand basin, low level WC, heated towel rail, tile effect walls, extractor fan, wood effect flooring, opaque UPVC double glazed window to side elevation.

FIRST FLOOR

LANDING

Access to loft space, UPVC double glazed window to rear elevation enjoying views across the rear garden.

BEDROOM ONE

14'1 x 14'1 (4.3m x 4.3m)

Attractive cast iron Victorian style fireplace with wooden surround and mantle over, adjacent original base cupboard, panelled radiator, two UPVC double glazed windows to front elevation.

BEDROOM TWO

12'7 x 8'5 (3.9m x 2.6m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property, you'll find an enclosed courtyard complete with a convenient cold-water tap, perfect for outdoor use. Steps lead up to a beautifully raised lawned garden with a central patio area, an ideal spot for relaxing or entertaining. The garden is fully enclosed by stone walls and fencing, offering privacy. At the top of the garden sits a garage, providing excellent additional storage or parking, plus an additional hardstand in front of the garage.

GARAGE/WORKSHOP

18'3 x 12'7 (5.6m x 3.9m)

Up and over door with adjacent pedestrian door. Power and light connected, window and further door to rear elevation.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

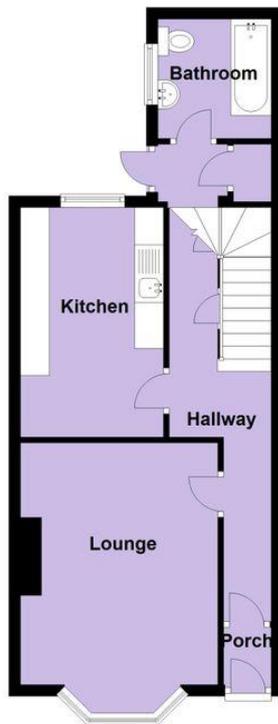
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

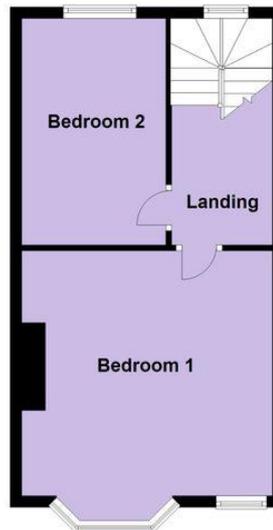
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Ground Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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