



## 29 RIGA TERRACE, LAIRA PLYMOUTH, PL3 6BU

**£164,500**  
FREEHOLD

A well presented period mid terrace property with accommodation comprising of 2 double bedrooms, lounge (with fireplace), kitchen/diner with integrated oven and hob, utility and bathroom. The house benefits from having gas central heating, double glazing and a rear courtyard garden that can provide off road parking. An early viewing is highly recommended.



## 29 RIGA TERRACE

- Period Terraced House
- Lounge, Kitchen/Diner and Utility
- Rear Patio/Garden
- 2 Double Bedrooms, Bathroom
- GCH, uPVC DG



### Entrance:

### Door into:

Lounge: 4.03m x 2.99m (13'2" x 9'9")

Feature fire surround, radiator and window to the front. Stairs to first floor and door to:

Kitchen/Diner: 4.03m x 2.88m (13'2" x 9'5")

Range of wood fronted base and wall units with work surfaces over and matching upstands. Built in oven, hob and extractor. Bowl and a half single drainer sink unit, under lights, understairs storage cupboards, window to the rear and doorway to:

Utility Area: 1.97m x 1.7m (6'5" x 5'6")

Wall mounted boiler (providing central heating and hot water). Plumbing and space for washing machine with work surface over. Window to the side. Doorway to:

### Lobby:

Door to the side. Door to:

### Bathroom:

Suite comprising of panelled bath with shower over and glazed screen, pedestal wash hand basin and low level wc. towel radiator, tiled walls and window to the rear.

Bedroom1: 4.03m x 2.86m (13'2" x 9'4")

Feature fire surround, radiator, storage cupboard and window to the front.

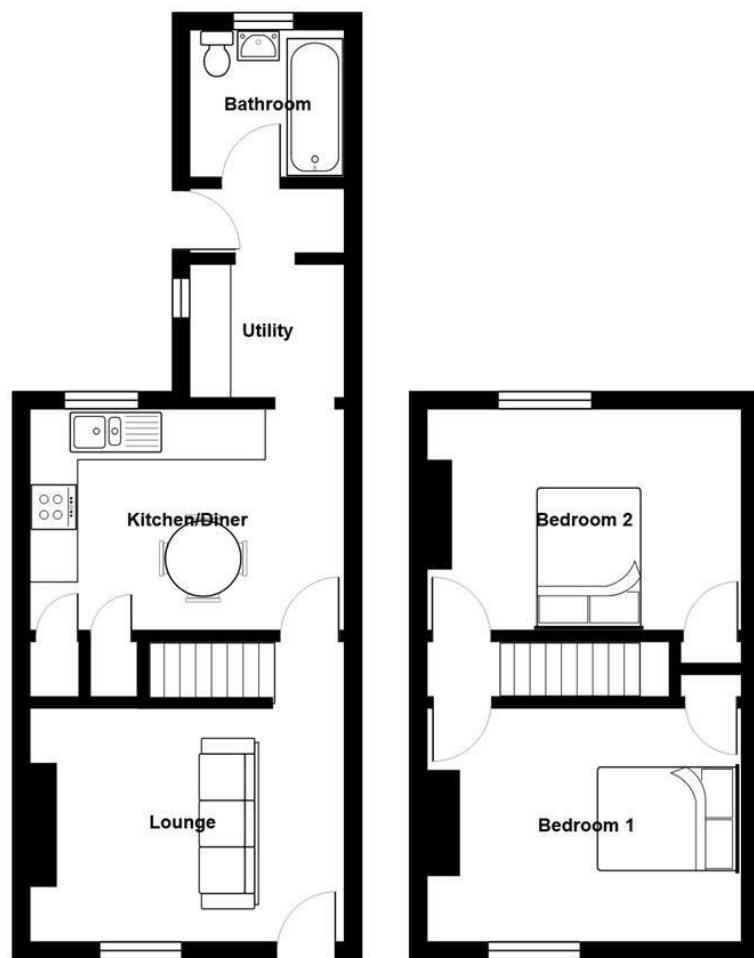
Bedroom 2: 4.03m x 2.91m (13'2" x 9'6")

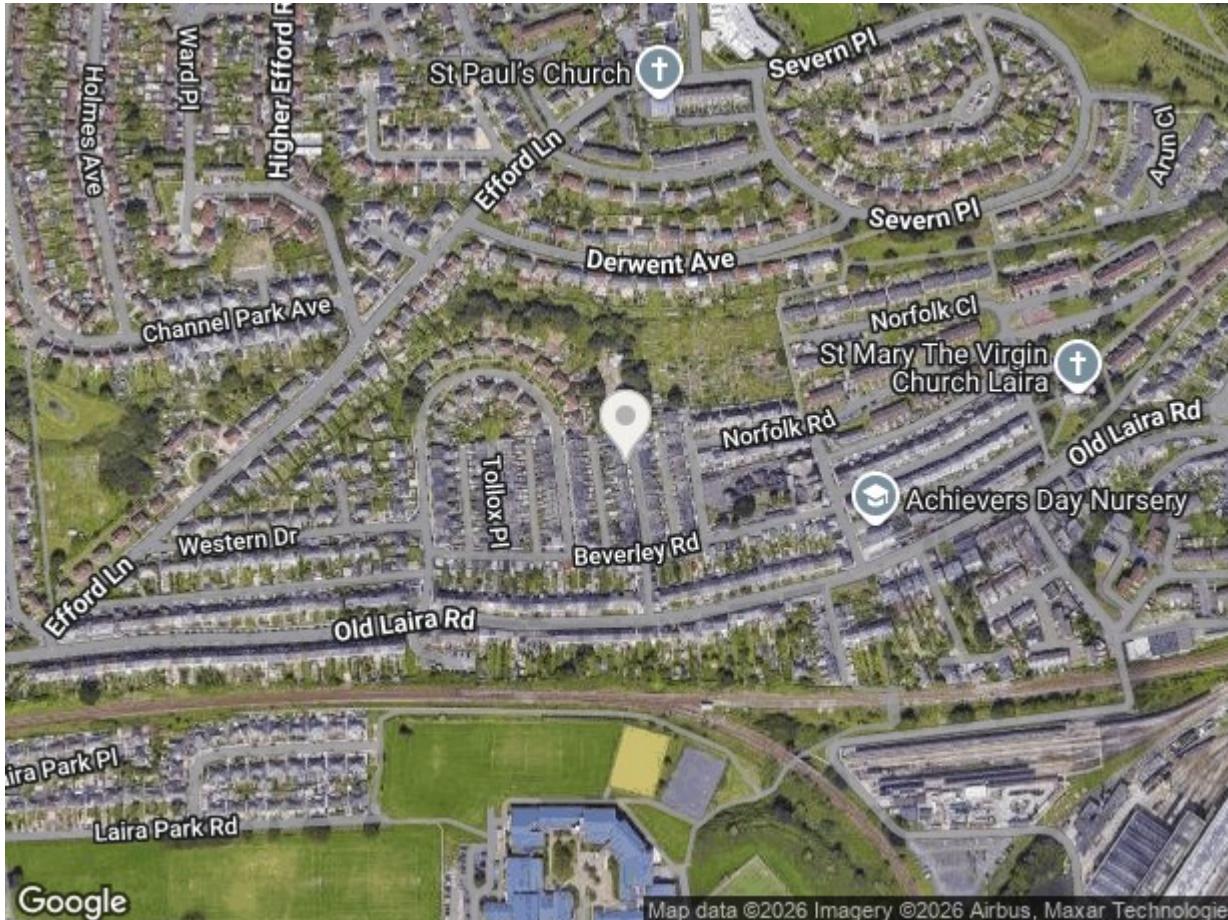
Radiator, storage cupboard and window to the rear.

### Outside:

To the side and then the rear of the property is a block paved patio/garden area with plant border to one side. Wooden gates allow vehicle/pedestrian access to the rear lane.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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