





120A OLD LAIRA ROAD

PLYMOUTH, PL3 6AD

£185,000

FREEHOLD

A nicely presented modern two bedroom semi detached house situated in the popular Laira area of Plymouth. Accommodation comprises lounge/diner, modern kitchen, two bedroom and a bathroom. Benefitting from gas central heating, uPVC double glazing, front and rear gardens and two allocated parking spaces. Offered with no chain a viewing is highly advised.

MOVING ON estate agents
the property specialists

120A OLD LAIRA ROAD

- Two Bedroom Semi Detached House
- Modern Kitchen & Bathroom
- 2 Allocated Parking Spaces
- No Onward Chain





Entrance:

Part glazed door into:

Hallway:

Opening into Kitchen and doorway into lounge:

Kitchen: 2.73m x 2.40m (8'11" x 7'10")

uPVC double glazed window to the front. Wall and floor mounted units with roll edge work tops and tiling to splash back areas. Stainless steel sink unit with mixer tap over and built in gas hob with extractor over and oven under. Spaces provided for fridge/freezer and washing machine. Wall mounted boiler.

Lounge/Diner: 4.15m x 4.07m (13'7" x 13'4")

uPVC double glazed sliding doors to the rear and uPVC double glazed window to the side. Stairs rising to first floor and radiator.

First Floor Landing:

Doors to upstairs room and access to loft space.

Bedroom 1: 3.07m x 2.87m (10'0" x 9'4")

uPVC double glazed window to the rear, radiator and door to cupboard with shelving.

Bedroom 2: 3.60m x 2.10m (11'9" x 6'10")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the front. Suit comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and low flush W.C. Shower boarding to splash back areas and to shower area and heated towel rail.

Outside:

To the front of the property is a garden laid to lawn with a path leading to the front door. To the rear is a patio area leading onto a stone chipped garden that steps around to the side with further chippings. A gate gives access to the rear where there are two allocated parking spaces.

Additional Information:

Construction - Standard

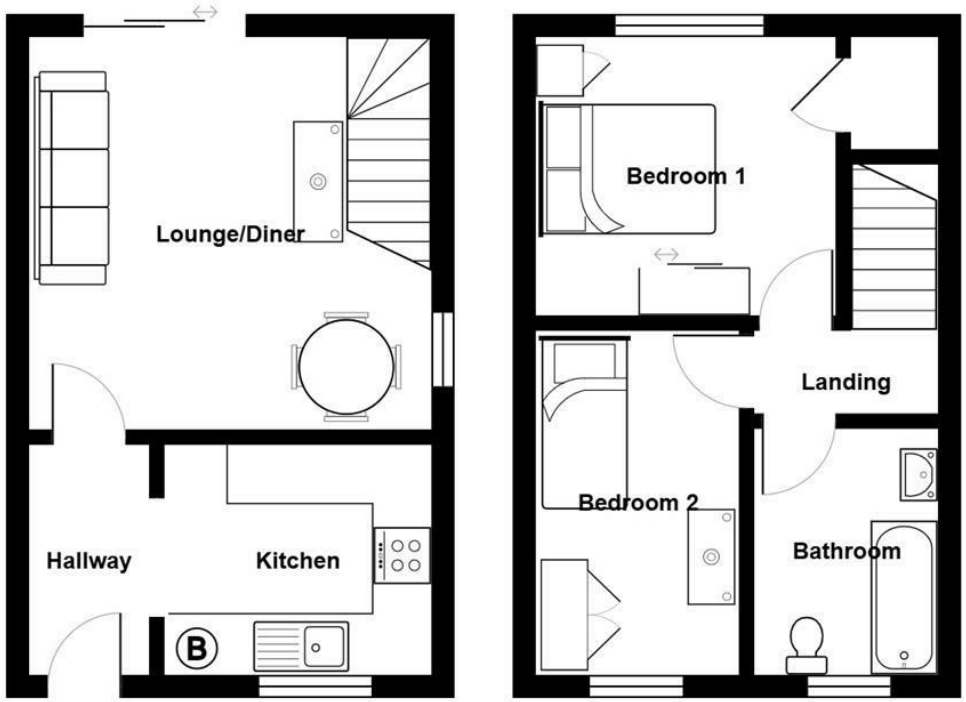
Council Tax - B - £1899.22

Parking - 2 Allocated Spaces

Tenure - Freehold

Management Fees - £643.00 approx 26/27

No Chain



Total Area: 54.9 m² ... 591 ft²

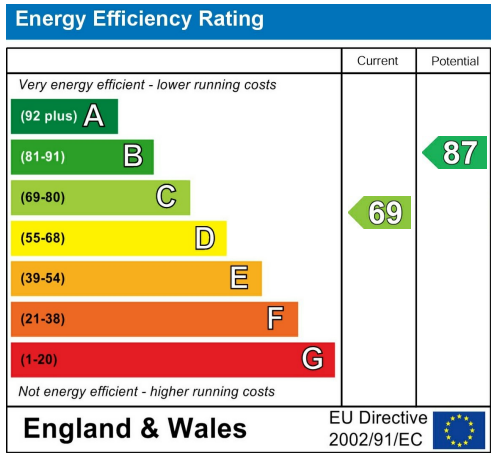
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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