



Falcon

01752 600444

278 Old Laira Road

laira, Plymouth, PL3 6AG

Guide Price £180,000 - £190,000





In Brief

Gorgeous 2 double bedroomed terraced home in lovely area with large south facing garden

Reception Rooms Lovely living room

Bedrooms Two double bedrooms

Heating Gas central heating

Parking On street parking

Area 831 Sq Ft

Council Tax A

Tenure Freehold

Description

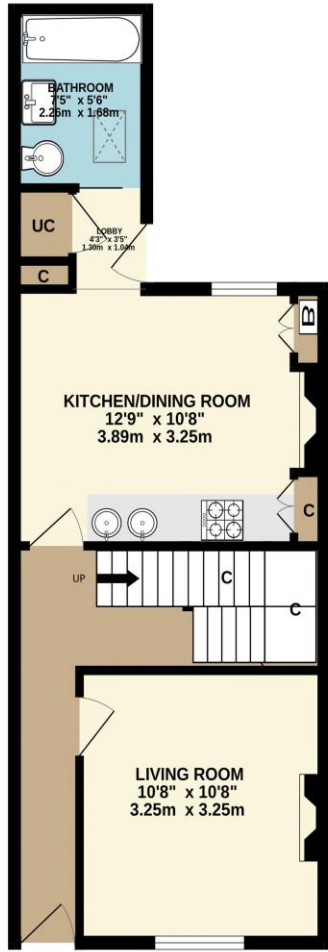
Located in this excellent and convenient position is this lovely 2 double bedroomed terraced home. As you approach the property the composite front door sets the stylish scene to come. Off the entrance hallway you have a gorgeous cosy living room to the front with a wood burner as a focal point. The kitchen / diner is a really good size to the rear with a contemporary range of fitted units. Stripped wooden flooring runs throughout most of the ground floor. Beyond the kitchen is a small rear lobby area with built in utility cupboards with plumbing for the automatic washing machine and tumble dryer. The bathroom is downstairs to the rear and, again, a stylish room with a shower over the bath. Off the first floor landing there are two double bedrooms, both with period style fireplaces as focal points and built in bedroom furniture. The outlook to the front is across to the church whilst to the rear there is a fabulous open outlook across towards the road, railway line and the River Plym, all south facing. Outside to the rear there is a good sized and well enclosed garden. The garden is mostly laid to different decking areas plus further areas laid to gravel. The property comes with gas central heating (boiler approx 8 years old and serviced regularly) and upvc double glazing. This really is a fabulous property with so much to offer in terms of character and modern day finishing touches. The property is being sold with NO ONWARD CHAIN !

Need A Mortgage?

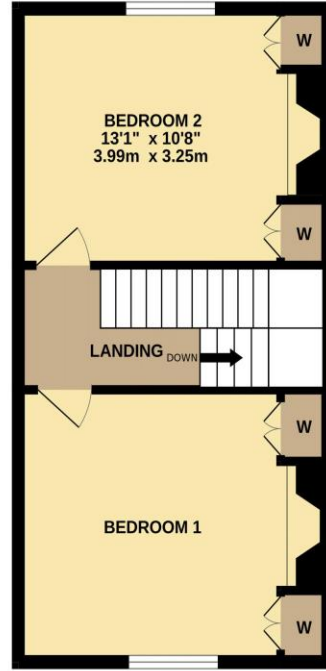
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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