



## **Old Laira Road, Plymouth, Devon, PL3 Offers Over: £230,000**

*Freehold*

Welcoming to the market this gorgeous three-bedroom terraced property which is an ideal family home or a great investment being situated in a family friendly area. The layout is thoughtfully designed, featuring a spacious lounge perfect for relaxation, opening into a kitchen dining space with a modern fitted kitchen that provides a welcoming space for meals and gatherings.



To the rear of the property you have a utility room and the family bathroom. Upstairs, the property boasts three bedrooms, two of which are doubles, each bright and versatile, suitable for restful nights or as flexible spaces to suit your lifestyle. One of the bedrooms also has an en-suite WC. Outside, the home benefits from a maintainable landscaped garden, ideal for enjoying outdoor activities, gardening, or simply unwinding. A hard-stand at the back created by the current owners providing off street parking. This property combines comfort and functionality, making it a wonderful place to call home. EPC: E

### Rooms

**Porch** 3'1" x 3'9" (0.94m x 1.14m). uPvc double glazed door to enter, opens into hallway

**Hallway** laminate flooring, stairs leading to the first floor, storage under the stairs

**Lounge** 13'4" x 13'3" (4.06m x 4.04m). herringbone flooring, bay to the front with uPvc double glazed windows, opening into kitchen diner

**Kitchen Dining Room** 11'3" x 13'4" (3.43m x 4.06m). herringbone flooring, modern fitted kitchen, space for tall fridge freezer, stainless steel sink with drainer, mixer tap, tiled splashback, uPvc double glazed window, space for oven

**Utility Room** 8'7" x 6'9" (2.62m x 2.06m). laminate flooring, uPvc double glazed window to the side, uPvc double glazed door to the side

**Family Bathroom** 8'7" x 5'8" (2.62m x 1.73m). laminate flooring, toilet, heated towel rail, sink with mixer tap, large walk in shower, uPvc double glazed window

**Landing** carpeted stairs and landing, uPvc double glazed window, access to loft





**Bedroom Two** 13'5" x 11'3" (4.1m x 3.43m). carpeted flooring, radiator, uPvc double glazed window, access to en-suite WC

**En-Suite WC** 4'3" x 3'1" (1.3m x 0.94m). laminate flooring, toilet, sink with mixer tap, uPvc double glazed frosted window

**Bedroom One** 13'4" x 10'2" (4.06m x 3.1m). carpeted flooring, radiator, two uPvc double glazed windows to the front

**Bedroom Three** 6'8" x 9'11" (2.03m x 3.02m). carpeted flooring, radiator, uPvc double glazed window

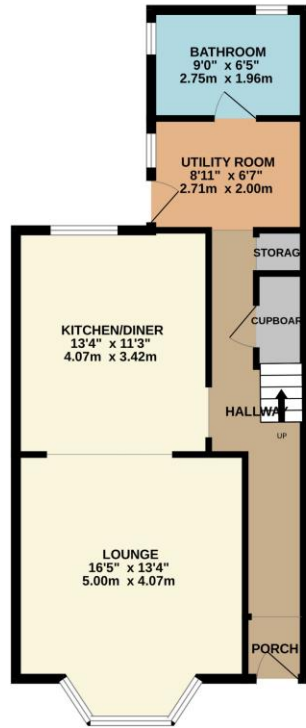
**Garden** tiered garden, part patio, part artificial lawn, access to the rear with a gate

**Hard stand** hard stand at the back to allow off street parking

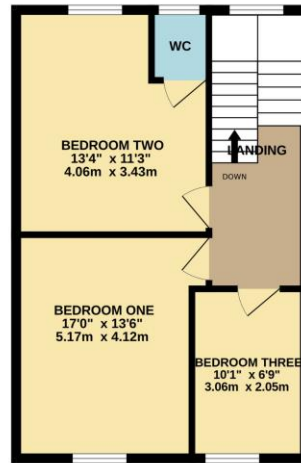




GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix i2024



**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 15464498  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.