

**Lot No.: 6**

# 83, OLD LAIRA ROAD

LAIRA, PLYMOUTH, DEVON, PL3 6BL



- Freehold with vacant possession.
- A 3 bedroomed terraced house situated in a popular and well established residential area within easy reach of the City Centre.
- Well suited for family owner occupation or for letting purposes as an attractive "buy to let" investment opportunity.
- Enjoying the benefit of an elevated position, gas fired central heating and double glazing.

## Property Details

### Location

This property is situated at the Mutley Plain (City Centre) end of Old Laira Road in an elevated position on the northern side of the road with access to the rear of the site from a service lane.

### Description

A three bedroomed property in the popular residential suburb of Laira within easy reach of the City Centre and the main campus of the University a little over one mile distant.

## Accommodation

### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room, Kitchen.

### First Floor

Half Landing, Bathroom with bath, wash hand basin and separate shower, separate W.C., Landing, No.1 Bedroom (double), No.2 Bedroom (small double) and No.3 Bedroom (single).

### Outside

Front garden and enclosed rear garden which is paved for ease of maintenance and with space for a car parking facility to be formed or a garage to be erected subject to any necessary planning consent being obtained.

### Tenure

Freehold with vacant possession

**EPC Rating:** D65



**Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE**

Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

**Guide Price £110,000 - £120,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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