

Lot No.: 1

234, OLD LAIRA ROAD
LAIRA, PLYMOUTH, DEVON PL3 6AF



- Freehold with vacant possession ●
- A substantial semi detached house in a popular residential area but now in need of renovation ●
- Enjoying the benefit of a garden of generous proportions with south facing aspect from the rear with panoramic views over the River Plym ●
- Well suited for owner occupation or for letting purposes as an attractive 'buy to let' investment opportunity ●

Property Details

Location

This property is located on the southern side of Old Laira Road within easy reach of the Embankment and the A38 Parkway and also well placed for Plymouth City Centre about 2 miles distant.

Description

A semi detached house with flexible accommodation on two floors which is in need of repair and modernisation. It enjoys the benefit of a long rear garden with a decked patio area and an ornamental pond.

EPC Rating: E40

Tenure

Freehold with vacant possession

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room and Cloakroom W.C. (potential shower room/bathroom)

First Floor

Landing, No. 1 Bedroom (double) and No 2 Bedroom (double) with shower cubicle and en suite cloakroom with wash hand basin and W.C.

Outside

Hardstanding for vehicle parking fronting Old Laira Road

Long rear garden with Single Garage (not currently accessible) and various terraced areas

THE DECKING AREA TO THE REAR GARDEN IS NOT SAFE AND ANYONE WISHING TO INSPECT DOES SO AT THEIR OWN RISK

Guide Price £95,000 - £100,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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Reference: Chris Coates