

# Cross Keys Estates

Opening doors to your future



  
**Cross Keys Estates**  
Residential Sales & Lettings



  
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46 Old Laira Road  
Plymouth, PL3 6AB  
Guide Price £190,000 Freehold



  
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\*\* Guide Price £190,000 to £200,000 \*\*

Cross Keys Estates are pleased to present this spacious mid-terrace property on Old Laira Road, presenting an excellent opportunity for both families and investors alike. With three generously sized bedrooms, this home offers ample space for comfortable living.

The open plan modern kitchen is newly fitted and leads into the dining area, which is a bright and airy space. The property also features a newly fitted shower room, adding a contemporary touch to the home. For those seeking additional space, there is a utility area and a cellar, which can be utilised for storage or transformed into a creative space. Furthermore, there is the option to convert the downstairs area into a fourth bedroom, catering to the needs of a growing family or providing extra accommodation for guests.

- Spacious Mid Terrace Property
- Three Great Sized Bedrooms
- Modern Newly Fitted Kitchen
- Benefitting From Utility Area, Cellar
- Option For Fourth Bedroom Downstairs
- Highly Desirable Residential Area
- Generous Private Rear Garden
- Stylish Newly Fitted Shower Room
- Perfect Renovation Project
- Early Viewing Recommended, EPC=D67



  
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## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

### Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

### Laira

The property benefits from a highly convenient position within the area known as Laira. This ever popular locally with first time buyers and buy to let investors thanks to its abundance of nicely proportioned yet affordable properties. This property specifically can be found just around the corner from numerous local amenities found along Torridge Way, with further amenities available in nearby Higher Compton and Mutley Plain. Numerous popular local schools are also within close proximity to the property. Regular bus routes operate along Pike Road itself providing direct access into Plymouth City Centre and other areas across the city.

### More Property Information

The generous private rear garden is a standout feature, offering a tranquil outdoor space. This property is a perfect renovation project, and brimming with potential to create a truly personalised home.

This mid-terrace house on Old Laira Road is a fantastic opportunity to secure a spacious family home in a desirable location, with the added benefit of a private garden and the potential for further development. Don't miss your chance to make this property your own.

### Entrance Vestibule

### Hallway

### Sitting Room

16'5" x 11'11" (5.01m x 3.64m)

### Kitchen

7'10" x 9'3" (2.39m x 2.82m)

### Dining Area

13'3" x 7'3" (4.04m x 2.21m)

### Landing

### Primary Bedroom

13'3" x 11'11" (4.04m x 3.64m)

### Bedroom 2

13'8" x 10'7" (4.16m x 3.22m)

### Shower Room

### Bedroom 3

8'11" x 6'0" (2.73m x 1.82m)

### Utility Area

26'1" x 7'4" (7.96m x 2.24m)

### Cellar

14'7" x 9'2" (4.44m x 2.79m)

### Bedroom 4

12'10" x 9'2" (3.91m x 2.79m)

### Garden

### Financial Services

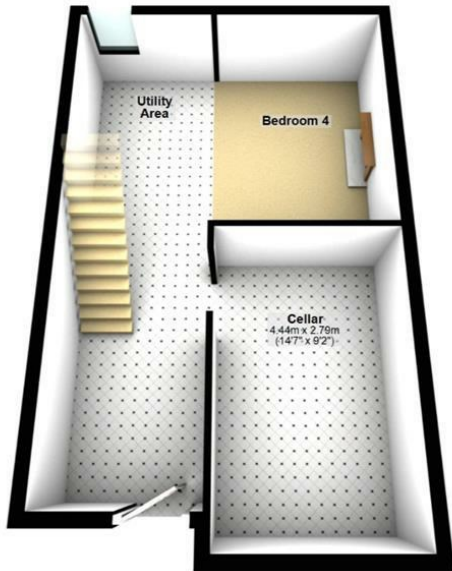
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

### Cross Keys Lettings Department

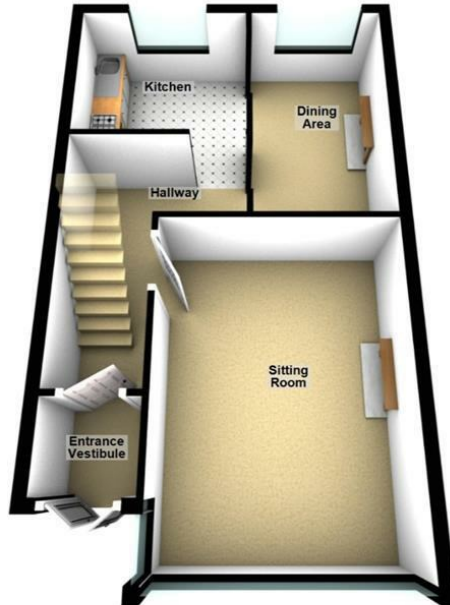
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018



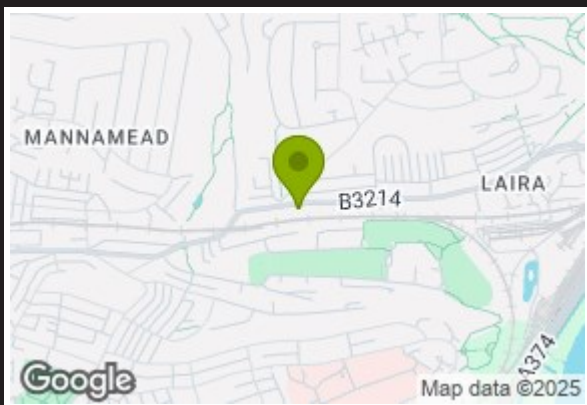
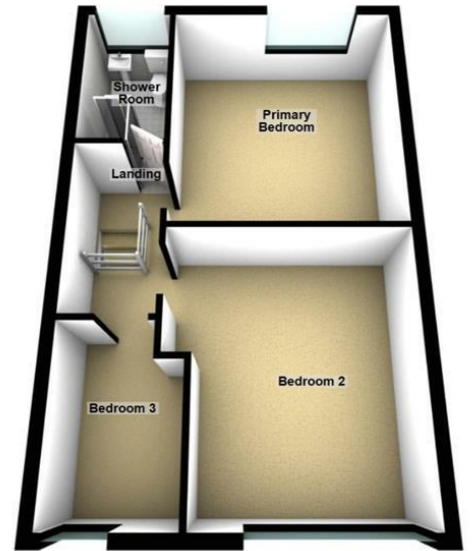
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
	<b>67</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band B

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