



Cross Keys Estates

Opening doors to your future



221 Old Laira Road
Plymouth, PL3 6BW
Price £170,000 Freehold

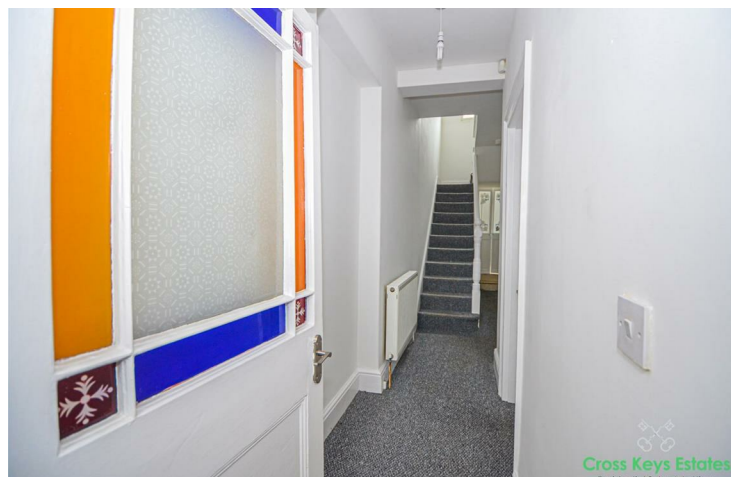


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Price £170,000 Freehold

Cross Keys Estates are delighted to present this newly decorated mid-terraced Victorian house found within the ever popular and convenient area known as Laira. The property is superb first home or buy to let investment with accommodation comprising entrance hallway, large living room with bay window, separate formal dining room, fitted kitchen, two double bedrooms and a modern first floor bathroom. Externally the property benefits from a larger than average garden for a property of this style which includes a patio seating area, a further lawned garden area along with a single detached garage and off-road parking accessed from the rear. uPVC double glazing and gas central heating throughout. Offer for sale with no onward chain, an internal viewing is highly recommended!

- Victorian Mid-Terraced House
- Well Presented Throughout
- Fitted Kitchen & First Floor Bathroom
- Well Sized Rear Garden
- uPVC Double Glazing & Gas CH
- Popular & Convenient Location
- Spacious Lounge & Dining Room
- Two Double Bedrooms
- Garage & Off-Road Parking
- EPC - C70



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.

Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

Sitting Room

15'8" x 12'10" (4.78m x 3.91m)

Dining Room

12'11" x 11'1" (3.94m x 3.37m)

Kitchen

18'0" x 7'5" (5.48m x 2.26m)

Bedroom 1

12'11" x 16'2" (3.93m x 4.93m)

Bedroom 2

8'1" x 11'1" (2.46m x 3.37m)

Bathroom

Financial Services

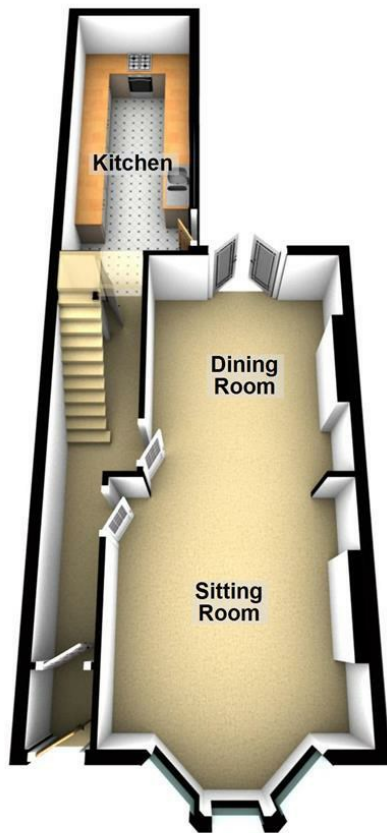
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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@pnfs.co.uk

Lettings

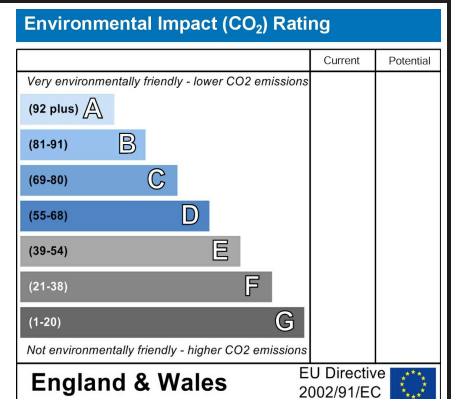
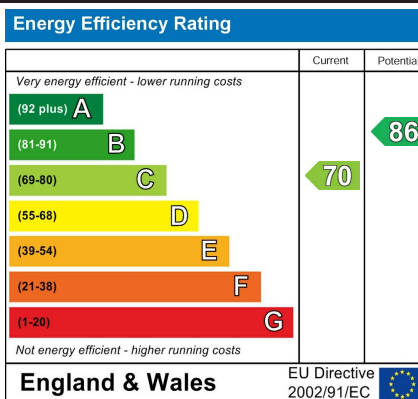
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018



Ground Floor



First Floor



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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