

# Cross Keys Estates

Opening doors to your future



**Cross Keys Estates**  
Residential Sales & Lettings



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14 Hanover Road  
Plymouth, PL3 6BY  
Guide Price - £170,000 - £180,000





  
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14 Hanover Road, Plymouth, PL3 6BY

Freehold

\*Guide Price -£170,000 - £180,000\* Cross Keys Estates are delighted to present for sale this immaculately refurbished two bedroom mid terrace home which can be found within the popular and central area of Laira. Situated on an elevated position this bright and spacious home has undergone a program of refurbishment and boasts beautifully presented accommodation which comprises entrance vestibule, hall, bay fronted sitting room with feature fireplace and writing bureau, contemporary open plan kitchen/dining room with under stairs storage, a fabulous sun room, downstairs WC and two large double bedrooms which both enjoy a "Jack and Jill" style access arrangement. Offering move in ready living this home would make a wonderful first step onto the ladder or a prime rental investment, in close proximity to excellent transport links and amenities. Other benefits of this property include a wonderful low maintenance garden and both modern comforts of PVCu DG & GCH along with a recently replaced roof, ensuring longevity. Offered to the market with no onward chain, it is expected that this property will be popular and an early internal viewing comes highly recommended!

- Victorian Style Mid Terrace
- Popular Central Location
- New Boiler & GCH System
- Stunning Kitchen/Dining Room
- Jack & Jill Style Bathroom
- Newly Refurbished Home
- Two Double Bedrooms
- No Onward Chain
- Private Rear Garden
- EPC - C70



  
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## Laira

Laira is an area of Plymouth which sits on the banks of the River Plym and provides a range of properties all being different shapes, styles and sizes; many of which command stunning views across the river and towards Saltram House National Trust Site in the distance. The area is most conveniently situated close to the A38 dual carriageway which links to Cornwall to the West via the Tamar Bridge and the rest of the UK via the M5 at Exeter, making it an ideal spot for commuters. Local amenities can be found nearby and just a short distance along Embankment Road there is a Sainsburys Supermarket; Plymouth City Centre is also just a short distance away. Regular bus routes operate nearby along Old Laira Road and Embankment Road which provide access into the City Centre and numerous other locations across the city.

## Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

## Entrance Hall

### Kitchen/Dining Room

17'7" x 14'2" (5.36m x 4.32m)

### Sitting Room

12'1" x 10'11" (3.68m x 3.32m)

### Sun Room

9'3" x 6'10" (2.82m x 2.08m)

### WC

### Bedroom 1

10'0" x 14'2" (3.06m x 4.32m)

### Bedroom 2

10'2" x 8'8" (3.10m x 2.65m)

### Bathroom

### Rear Garden

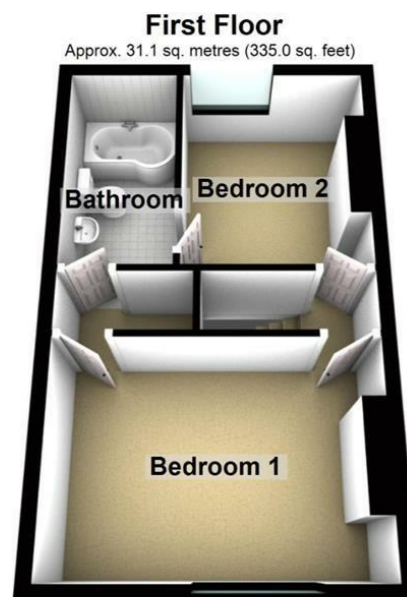
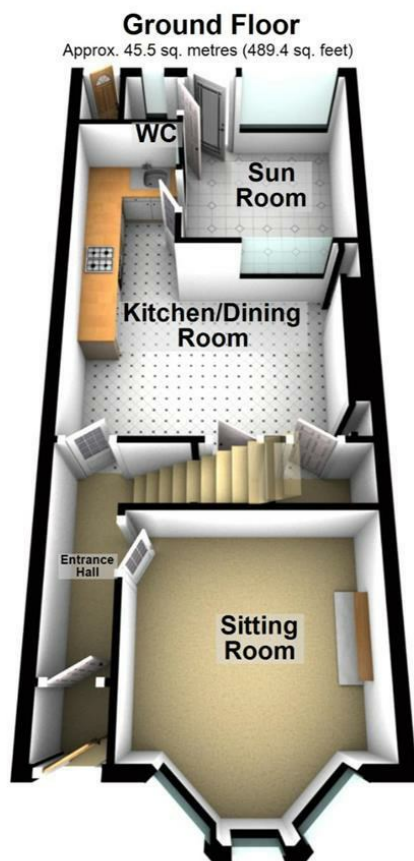
## Financial Services

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@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

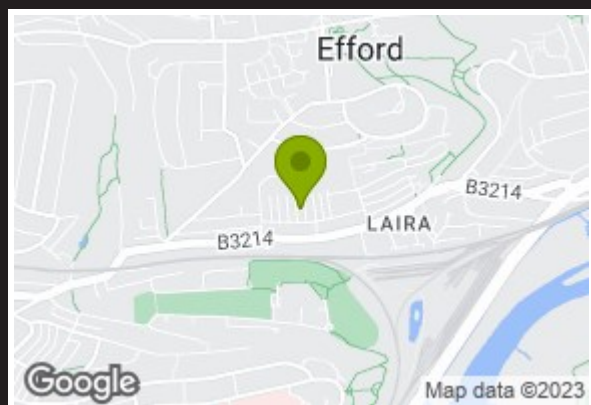




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Total area: approx. 76.6 sq. metres (824.5 sq. feet)



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>70</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 |         |                         |
| 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 A**



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