







**DC**  
LANE

SELL • LET • MANAGE

Old Laira Road, Plymouth, PL3 6BL  
£190,000 Freehold

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£190,000

# Old Laira Road

## Plymouth, PL3 6BL

- Mid Terraced Period Home
- Laira Location
- Character Features
- Garage
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Pantry & Utility Area
- Rear Courtyard Garden
- Council Tax Band B

DC Lane are delighted to present this charming mid terraced property in Laira offering easy access to major routes, city centre and a range of local amenities.

Approached via a lawned front garden, the property welcomes you into an inviting hallway which leads through to a delightful lounge, filled with natural light and centred around a fireplace. The spacious dining room features built in cupboards within the alcoves, providing excellent storage and ample space for a statement dining table and chairs. This flows through into the kitchen, which benefits from a useful pantry/utility area and access to the rear garden. A shower room and separate WC complete the ground floor accommodation.

Stairs rise to the first floor where there are two generous double bedrooms and a single bedroom. The property has been tastefully decorated throughout, with beautiful sage coloured woodwork creating a warm cottage style feel full of character and charm.

To the rear, the enclosed courtyard offers a covered seating area, ideal for enjoying the outdoors in all weathers. Steps rise to the garage with rear lane access, and the current owner has also utilised the wide lane outside the garage for parking.

Offered to the market with no onward chain, this light filled and characterful home simply must be viewed.



### Ground Floor

Lounge 12'2" x 12'0" (3.73 x 3.68)

Dining Room 9'11" x 12'1" (3.04 x 3.70)

Kitchen 9'7" x 6'4" (2.93 x 1.94)

Shower Room 6'0" x 6'5" (1.83 x 1.97)

### First Floor

Bedroom One 9'10" x 12'0" (3.01 x 3.67)

Bedroom Two 9'10" x 12'2" (3.01 x 3.71)

Bedroom Three 5'3" x 8'9" (1.62 x 2.68)

### External

Garage 10'5" x 13'10" (3.19 x 4.23)





## Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left pnto Ashford Rd. Continue along and down to Alexandra Rd. Turn left and continue along into Old Laira Road for 1mile and the property can be found on the left.

## Scan for Material Information

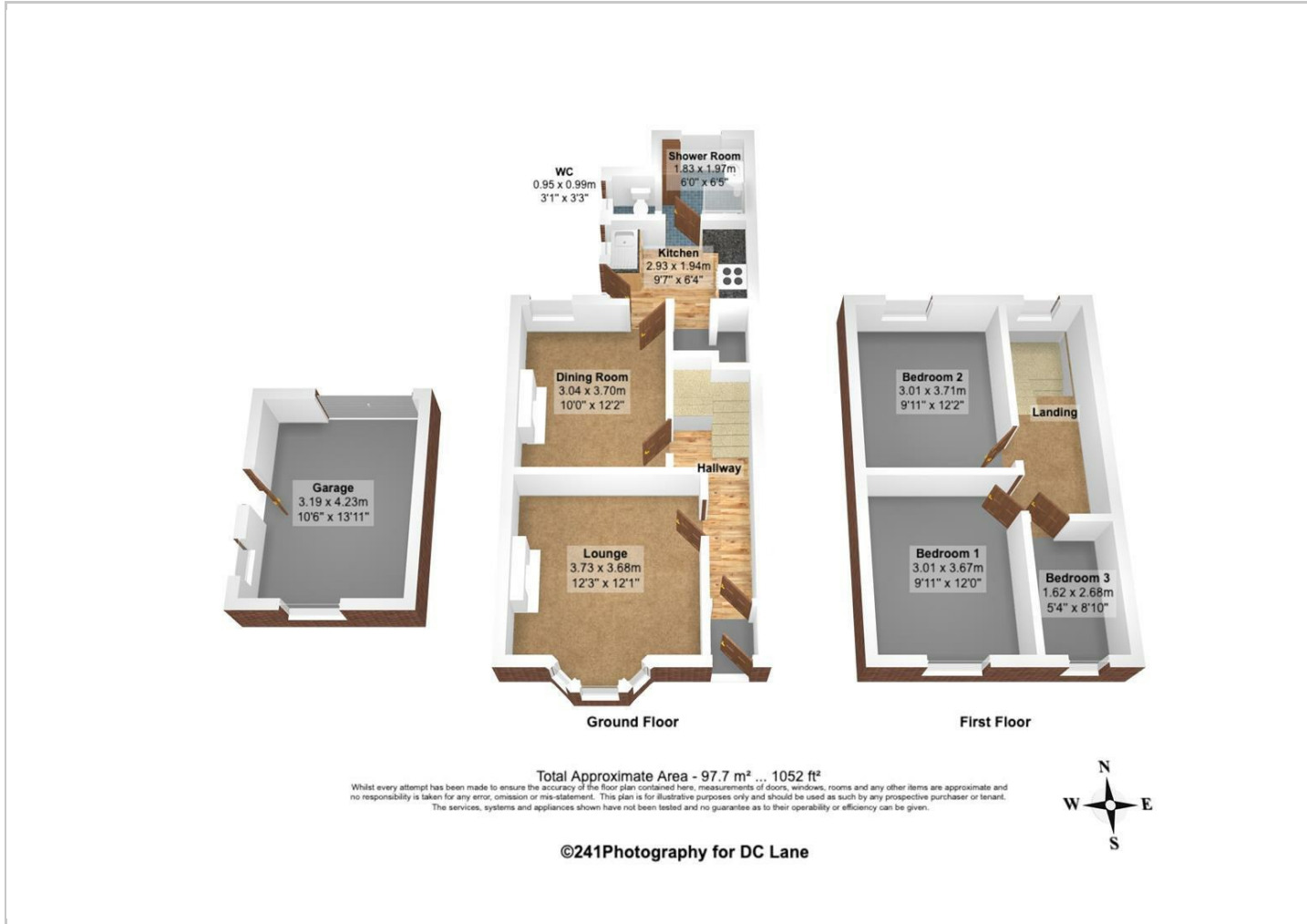


**Council Tax Band: B**

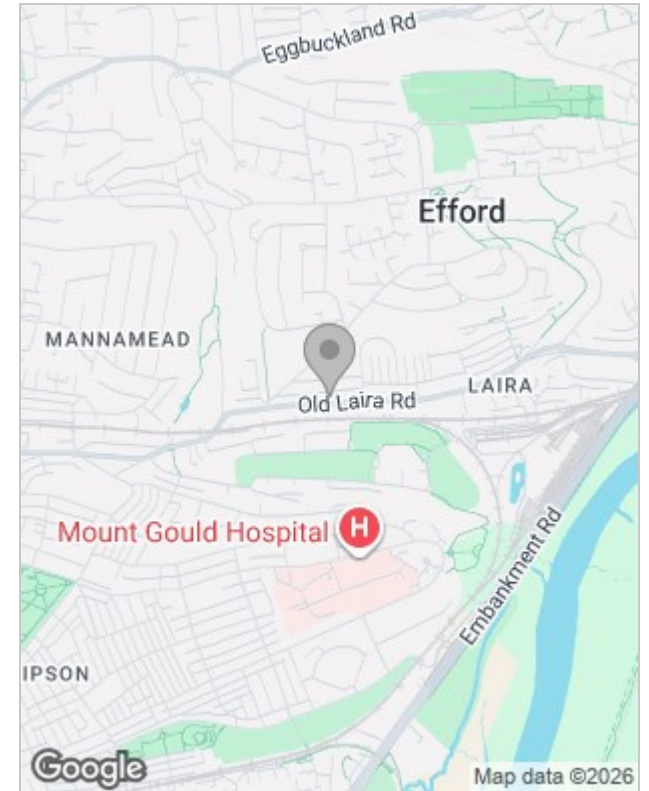




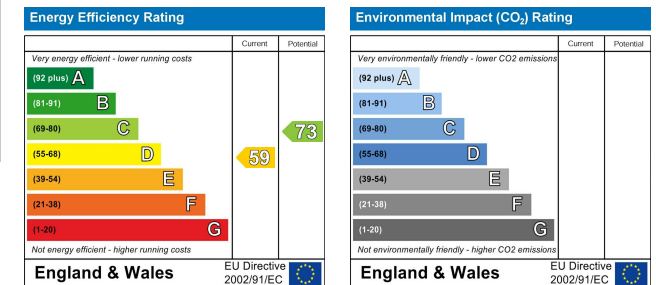
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk