



## 45 Fairview Avenue

Laira, Plymouth, PL3 6DP

£285,000



Sitting in an elevated position is this 1930s semi-detached family home with views over Plym River, the estuary & out towards Plymouth Sound. The accommodation comprises an entrance hall, lounge, dining room, modern kitchen & utility area on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. There is a front & enclosed rear garden with paved & decked seating areas. A driveway runs alongside the property.



**FAIRVIEW AVENUE, LAIRA, PLYMOUTH, PL3 6DP**

**ACCOMMODATION**

Entrance via a uPVC double-glazed door which opens into the entrance hall.

**ENTRANCE HALL 8'7" x 5'8" (2.63m x 1.74m)**

Laminate wood flooring. Obscured uPVC double-glazed window to the front. Staircase rising to the first floor landing. Under-stairs storage cupboard which is partly-shelved. Further door opens into the lounge.

**LOUNGE 13'1" x 12'7" (4.01m x 3.86m )**

Laminate wood flooring. Feature fireplace with wood mantle & surround, marble inset & hearth with living flame gas fire. Position for TV point. Picture rail. Shelving to one chimney breast recess. uPVC double-glazed bay window to the front with a window seat. Square arch opens into the dining room.

**DINING ROOM 11'3" x 10'9" (3.44m x 3.3m )**

Laminate wood flooring. Ample space for dining table. uPVC double-glazed sliding patio doors opens out to the garden. A doorway opens into the kitchen.

**KITCHEN 8'2" x 7'10" (2.5m x 2.41m)**

Attractive matching base & wall mounted units to include a fitted oven. Space for an upright fridge/freezer. Fitted wine rack. Shelving. Square edge worktop has inset sink unit with mixer tap & 4 ring gas hob with glazed splash-back & filter hood over. Wall mounted Worcester boiler concealed in unit. uPVC double-glazed window to the side. Grey wood effect vinyl flooring. Entrance into utility.

**UTILITY 5'11" x 3'5" (1.81m x 1.05m)**

Space for a washing machine & smaller tumble-dryer above. Shelving. uPVC double-glazed window to the side. Obscured uPVC double-glazed door opens to the rear garden. Wood effect vinyl flooring.

**FIRST FLOOR LANDING 7'11" x 7'6" (2.43m x 2.31m )**

Obscured uPVC double-glazed window to the side. Access hatch to roof void. Doors lead to the bedrooms & bathroom.

**BEDROOM ONE 13'8" x 10'4" (4.18m x 3.17m)**

To include an array of fitted bedroom furniture including wardrobes, overhead storage units, bedside cabinets & vanity desk. Storage cupboards on either side of the chest of drawers. uPVC double-glazed bay window to the front with views over the Embankment. Picture rail. Laminate wood flooring.

**BEDROOM TWO 10'8" x 10'9" (3.26m x 3.3m)**

Fitted desk running along one wall with shelving above. Picture rail. uPVC double-glazed window to the rear overlooking the garden.

**BEDROOM THREE 7'3" x 7'6" (2.21m x 2.31m)**

uPVC double-glazed window to the front & side. Fitted shelving.

**BATHROOM 8'2" x 7'11" (2.5m x 2.42m)**

Suite of kidney shaped bath with fitted shower over. Pedestal wash hand basin. Close coupled wc. Two tall boy cupboards. Mirrored medicine cabinet above the sink. Tiled walls. Chrome heated towel rail. Ceiling spotlights. Two obscured uPVC double-glazed windows to the side. Mosaic tiled effect vinyl flooring.

**OUTSIDE**

The property is approached via a driveway which leads up to steps & up to the front door. Front garden has a variety of inset shrubs, plants & palm trees. To the side of the property is the driveway & a wooden gate that gives access to the rear garden, where there is a hardstand to one side, ideal for a greenhouse or shed. Paved patio to the rear. Door to an outside wc which comprises of a close coupled wc, wall mounted wash hand basin & obscured uPVC double-glazed window to the side. Steps lead up to a further decked seating area where there is a summerhouse & garden shed. Distant views down towards the Embankment.

**COUNCIL TAX**

Plymouth City Council  
Council Tax Band: C

**SERVICES**

The property is connected to all the mains services: gas, electricity, water and drainage.

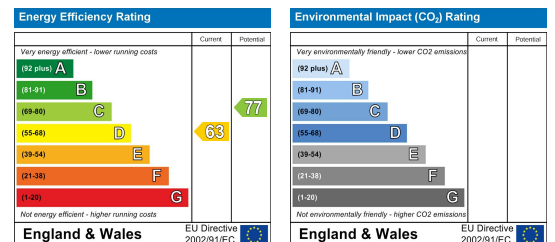
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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