



# Falcon

01752 600444

## 16 Laira Avenue

Laira, Plymouth, PL3 6AJ

Guide Price £150,000 - £160,000







## In Brief

**A great opportunity for the right buyer! 3 bed semi in need of refurbishment. Drive & garage**

**Reception Rooms** Large living room

**Bedrooms** 3 bedrooms

**Heating** Gas central heating

**Area** 789 sq ft

**Tenure** Freehold

**Parking** Driveway parking plus garage.

**Council Tax** B

## Description

This house is a charming period semi-detached home situated in a quiet, tucked-away cul-de-sac. It currently requires updating and refurbishment throughout but has great potential to become a lovely family residence.

The property features: Gas central heating and partial double glazing.

On the ground floor: a spacious front living room, a good-sized kitchen/diner, and a bathroom at the rear.

Upstairs: two double bedrooms, with the main bedroom spanning the full width of the house, and a single bedroom at the rear.

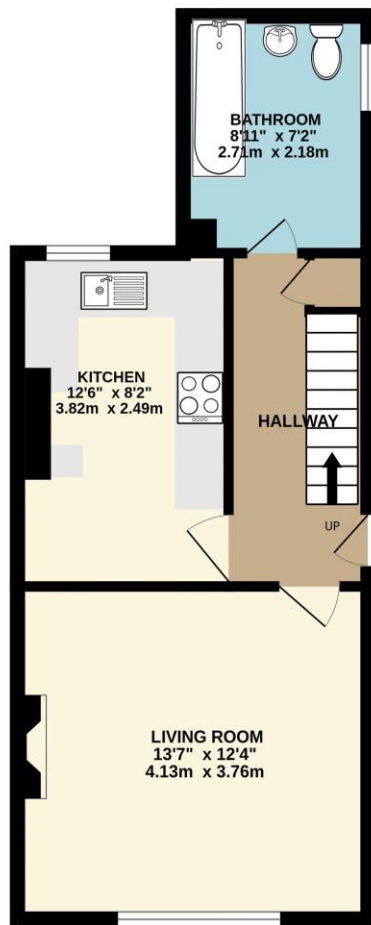
Outdoors, the home benefits from a fabulous driveway providing off-road parking for a couple of cars—an excellent feature in this area. The driveway leads to a larger-than-average garage measuring approximately 21'4" max by 10'2", widening to 14'4". There's also a small, private courtyard, adding to the property's charm. Potential exists to remove the garage to extend the garden, increasing outdoor space further. The location boasts good schools nearby and convenient access to the A38/Parkway, making it ideal for commuters.

**Need A Mortgage?**

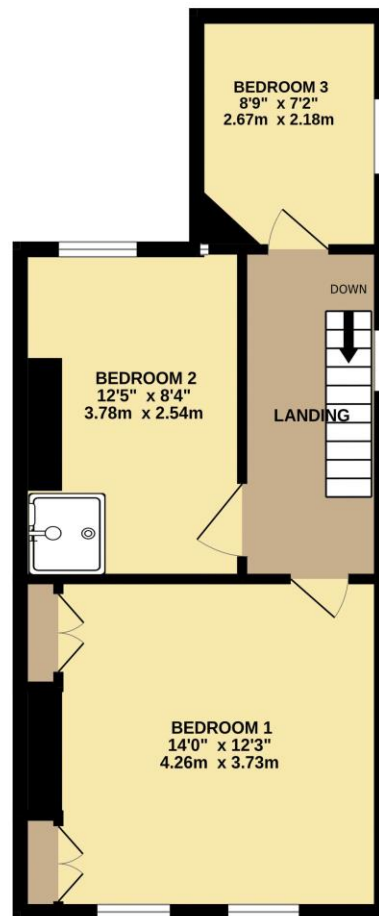
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ours is only £195 paid when you move!**

# Floor Plans

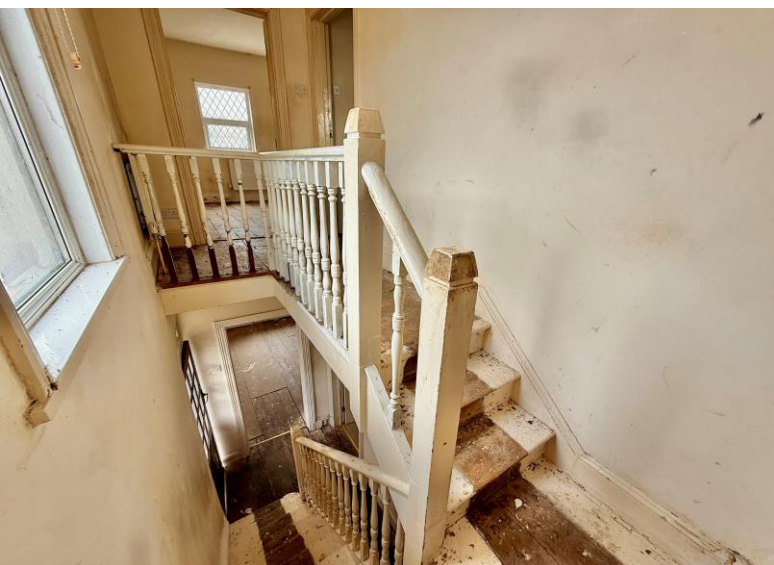
GROUND FLOOR



1ST FLOOR



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