



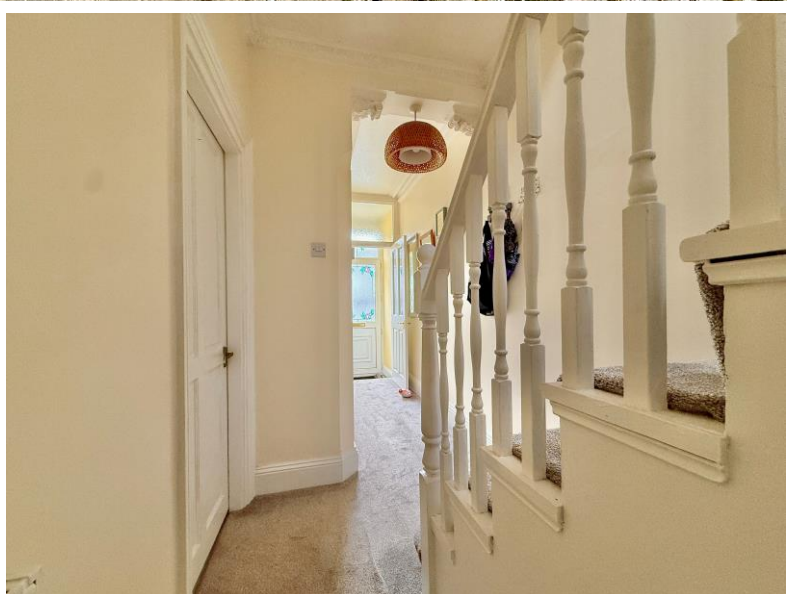
Falcon

01752 600444

31 Federation Road

Laira, Plymouth, PL3 6BR

Guide Price £170,000 - £175,000





In Brief

Charming Period Terraced Home – Ideal for First-Time Buyers with lovely enclosed walled garden

Reception Rooms Large living room with separate dining room

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 882 sq ft

Tenure Freehold

Parking On street parking

Council Tax B

Description

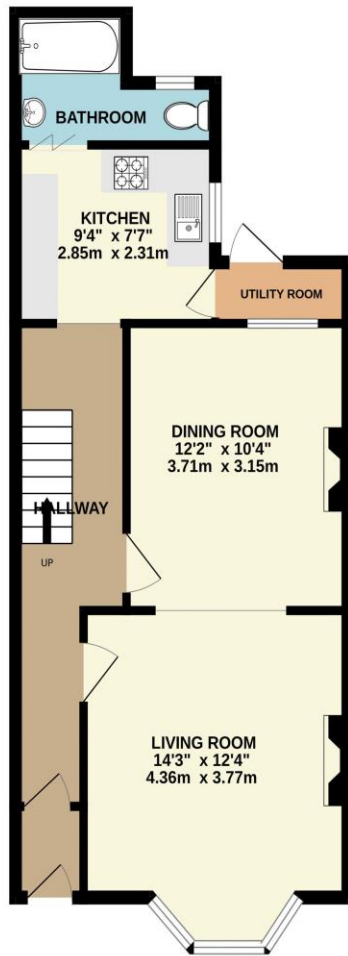
Nestled in a quiet, established residential area, this delightful period-style terraced home dates back to around 1910 and beautifully combines classic character with modern comforts. Lovingly maintained by the current owner, the property has benefited from a range of repair and improvement works in recent years, however there is some redecorating to do in a couple of the rooms—making it a perfect choice for first-time buyers or those seeking a home close to the city centre. As you step into the welcoming reception hallway, you're greeted by a bright and airy living room, featuring a south-facing bay window that fills the space with natural light throughout the day. An open archway leads seamlessly into a separate dining room, creating an ideal setting for family meals or entertaining guests. The modern fitted kitchen offers sleek contemporary units, a built-in oven and hob, and access to the family bathroom beyond, which is equipped with a white suite and shower over the bath. Upstairs, the first-floor landing leads to two generous double bedrooms, with the main bedroom spanning the full width of the property, offering plenty of space and versatility. Additional benefits include gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round. Outside, the charming courtyard garden provides a lovely, low-maintenance outdoor space, enclosed by the original stone walling and featuring a raised patio area that enjoys fabulous sunshine. A pedestrian gate offers convenient access to the service lane. Conveniently positioned for access to the city centre, the property is also close to Embankment Road, providing easy routes to Marsh Mills Retail Park with its stylish Sainsbury's and excellent transport links. Local amenities include a good primary school and The Lipson Cooperative Academy, making this home ideal for young families.

Need A Mortgage?

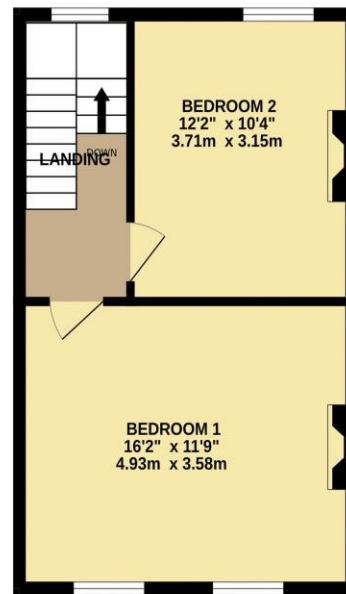
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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