



Falcon

01752 600444

2 Laura Street

St Judes, Plymouth, PL4 9JT

£130,000





In Brief

Prime City-Centre Project – Spacious 3 Double Bedroom Home Packed with Potential

Reception Rooms	Large living room with separate dining room.	Parking	On street parking
Bedrooms	Three double bedrooms	Council Tax	A
Heating	Gas central heating		
Area	1299 sq ft		
Tenure	Freehold		

Description

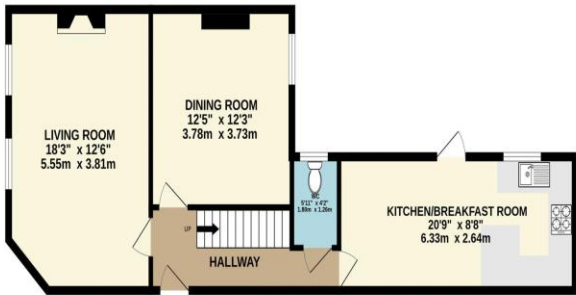
In need of renovation / refurbishment! Situated in a highly central and convenient location within walking distance of Plymouth's vibrant city centre, this substantial three double bedroom end-terraced home presents an exciting opportunity for buyers looking for a refurbishment project. Offering generous accommodation throughout, the property now requires complete modernisation and updating, providing excellent potential to create a spacious family home tailored to individual tastes and requirements. The ground floor comprises an entrance hallway leading to a large living room, a separate dining room, a downstairs WC, and a good-sized kitchen/breakfast room with access to the rear courtyard. On the first floor, there are three well-proportioned double bedrooms and a family bathroom. A staircase from the landing leads to a useful attic storage area, offering additional space and versatility. Further benefits include uPVC double glazing and gas central heating. Outside, the property enjoys a small enclosed courtyard garden with a pedestrian gate providing access to a rear walkway. With its generous room sizes, sought-after location and huge scope for improvement, this is a rare opportunity to acquire a property with significant potential in the heart of Plymouth. Ideal for investors, developers or buyers seeking a rewarding renovation project.

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Floor Plans

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

