

FOR SALE

Price £126,500



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estate agents & valuers

2 Brandon Road, Laira, Plymouth, Devon, PL3 6AT



- Well presented end of terrace cottage
- Period built circa 1800
- uPVC double glazing and gas central heating
- Lounge
- Separate dining room
- Kitchen
- Two double bedrooms
- Bathroom/WC
- South westerly facing private enclosed courtyard and rear garden

THE PROPERTY A period built end terraced cottage thought to date back to the 1800's apparently built by the local railway company. A comfortable and characterful home having the benefit of gas fired central heating and uPVC double glazing. Well proportioned accommodation including a good size front set lounge, a separate dining room, a kitchen, a bathroom/WC and two double bedrooms. A side access pathway gives access to a private rear courtyard and a south and westerly facing lawned garden enjoying afternoon sunshine.

LOCATION Set in Laira, an older established residential area with a number of local businesses including a nursery, primary school and convenience stores. The position is convenient for easy access into the city and close by connections to major routes in other directions.

ACCOMMODATION

PVC part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY Panelled door into the lounge and doorway into the dining room.

LOUNGE 12' 11" x 10' 3" (3.94m x 3.12m) Window to the front. Beamed ceiling. Feature fireplace with timber surround, tiled fireback and hearth.

DINING ROOM 13' 6" x 7' 8" (4.11m x 2.34m) Window overlooking the rear courtyard and garden. Chimney breast with recess to the side having fitted shelving. Deep walk in under stairs storage cupboard.

KITCHEN 14' 1" x 6' 10" (4.29m x 2.08m) Double glazed windows to both sides and a double glazed back door opening to the rear. Fitted with a range of cupboard and drawer storage set in wall and base units with roll edge work surfaces with tiled splash backs. Stainless steel sink with mixer tap. Cupboard housing the gas fired boiler servicing the central heating and domestic hot water.

BATHROOM 7' 2" x 6' 9" (2.18m x 2.06m) Floor to ceiling wall tiling. White modern style suite with close coupled WC, wall hung wash hand basin and panelled bath with separate Mira Sport electrically heated shower over. Built in storage.

FIRST FLOOR

LANDING Access hatch to the loft.

BEDROOM ONE 13' 1" x 10' 4" (3.99m x 3.15m) Window to the front. Coved ceiling. Light point. Recessed built in wardrobe. Natural timber boarded floor.

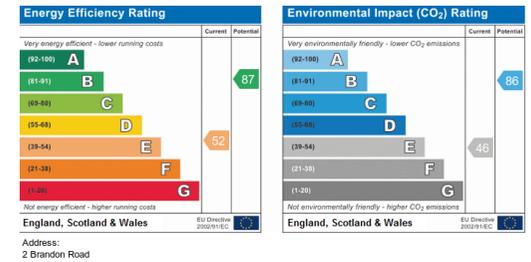
BEDROOM TWO 13' 8" x 7' 9" in part 9'5" max (4.17m x 2.36m) Window to the rear. Ceiling light point.

EXTERNALLY Private gated side access pathway which leads to the main entrance door set to the side of the property and continues giving access to the rear garden. A south and westerly facing back garden with courtyard area next to the property and beyond a lawned garden with wall boundaries.



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