

FOR SALE

Price £125,000



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estate agents & valuers

13 Hanover Road, Laira , Plymouth, PL3 6BY



- **Period built mid terraced house**
- **Light and airy accommodation**
- **uPVC double glazing, Electric heating**
- **Lounge**
- **Spacious fitted kitchen/dining room**
- **Bathroom/wc**
- **Utility cupboard**
- **2 Double bedrooms, master bedroom with en-suite wc**
- **Low maintenance frontage**
- **Walled courtyard garden**
- **No Onward Chain**

THE PROPERTY

A period built two storey mid terraced house set on the west side having the benefit of a south and westerly facing rear courtyard garden. The property having the benefit of uPVC double glazing and heating via electric and night storage heating units.

The property offers scope for remodelling and clearly offers potential for upgrading to bring it up to a modern uniform standard.

Offered for sale vacant with no onward chain.

LOCATION

Found on the west side of Hanover Road in this popular established mainly residential area of Laira. With a number of local services and amenities nearby and the position convenient for access into the city and close by connection to major routes in other directions.

PVC part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY 3' 1" x 3' 0" (0.94m x 0.91m)
Panelled part glazed door into:

HALL Staircase with carpeted treads rises in a straight run to the first floor. 'Dimplex' night storage heating unit.

LOUNGE 12' 2" x 10' 10" max.(3.71m x 3.3m max.) uPVC double glazed bay window to the front elevation. Focal feature fireplace with timber surround, vented tiled fireback. Built-in cupboard to the right hand side housing mains electric fuse box and meter.

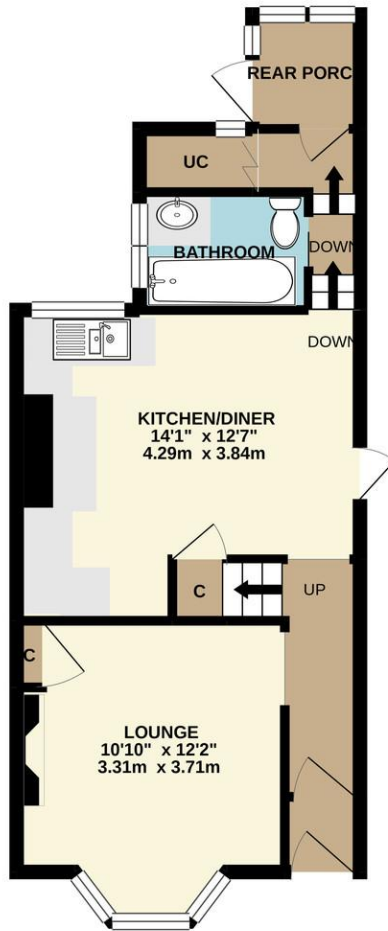
KITCHEN/DINING ROOM 14' 1" x 12' 7" in part 10'1" (4.29m x 3.84m in part 3.07m) uPVC double glazed window to the rear. Range of fitted cupboard and drawer storage in wall and base units. Roll edge work surfaces. Tiled splashbacks. One and a half bowl composite sink unit. Integrated appliances include four ring variable size electric hob with 'Indesit' electric oven under. Ample space for white goods. Useful under stairs storage cupboard.

BATHROOM Patterned obscure uPVC double glazed window to the side elevation. Coloured suite with close coupled wc, vanity wash hand basin with cupboard under. Twin grip panelled bath with separate taps and wall mounted 'Triton' electrically heated shower over. Tiled splashbacks.

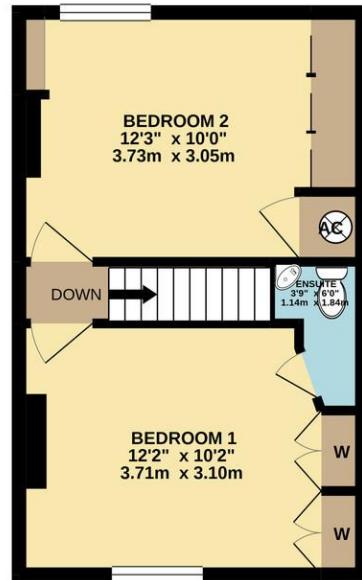
UTILITY CUPBOARD 4' 0" x 2' 7" (1.22m x 0.79m)
Window to the rear. Space and plumbing suitable for automatic washing machine and space for tumble dryer.

REAR PORCH 4' 8" x 4' 1" (1.42m x 1.24m) uPVC double glazed windows and door overlooking and opening to the rear.

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

FIRST FLOOR

LANDING Access hatch to loft. 'Creda' night storage heating unit. Two doors into:

BEDROOM 1 12' 2" x 10' 2" (3.71m x 3.1m) uPVC double glazed window to the front. Sealed and vented chimney breast. Built-in wardrobe/cupboard storage and door into:

EN-SUITE WC 6' 0" x 3' 9" max. (1.83m x 1.14m max.) White close coupled wc and corner wash hand basin with tiled splashback.

BEDROOM 2 12' 3" x 10' 0" (3.73m x 3.05m) uPVC double glazed window to the rear with long open views. Three sliding doors open to built-in wardrobe/cupboard storage. Built-in airing cupboard housing factory insulated hot water tank with immersion heater. 'Tricity' night storage heating unit.

EXTERNALLY

A galvanised iron gate opens into a small area of low maintenance concrete laid frontage with walling and galvanised iron fence.

To the rear of the property a low maintenance paved courtyard garden with a number of raised borders, pedestrian gate to rear service lane. Outside water tap.

COUNCIL TAX BAND: A

TENURE: Freehold.