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**Freehold : Council Tax Band B  
EPC Rating C**

**Biscombe Gardens, Saltash**

**BELVOIR!**

**Offers Over £170,000**





## Key Features

- > One Bedroom Terraced House
- > Allocated Parking
- > Modern Fitted Kitchen
- > Contemporary Bathroom
- > Enclosed Rear Garden

A well-presented one-bedroom house with views towards the River Tamar situated within walking distance to the waterside and amenities.

Features include; modern fitted kitchen, recently installed bathroom (2022) with shower over the bath, living room, conservatory, allocated parking space, sliding doors onto Juliette balcony, low maintenance enclosed garden, gas central heating & double glazing.

Close to all road and rail links and a short walk into the Saltash town centre!

Call today to book your viewing!!

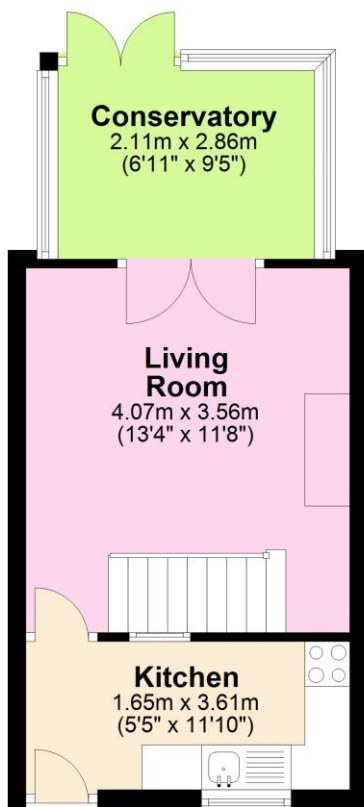


Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.



## Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



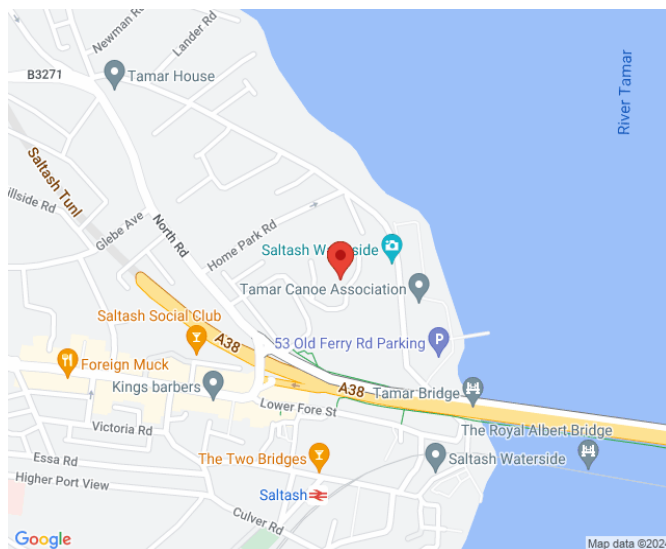
## First Floor

Approx. 20.1 sq. metres (215.9 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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