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**Freehold : Council Tax Band A**  
**EPC Rating TBC**

Grenfell Avenue, Saltash

Guide price £200,000

**BELVOIR!**



## Key Features

- Two Double Bedrooms
- Spacious Brick-Paved Driveway
- Enclosed South-Facing Rear Garden
- Living Room
- Kitchen/Diner

A spacious two double bedroom home situated within walking distance to a local convenience store, a pharmacy and other amenities.

The property benefits from a level, south-facing rear garden as well as a wonderful driveway for multiple vehicles!

There is potential to extend into the loft and/or redesign the internal layout subject to planning permission and building regs.

Additional features include; laundry room, lean-to, kitchen/diner, living room, built-in bedroom wardrobes, bathroom, separate WC, GCH (recently fitted boiler), DG & more!



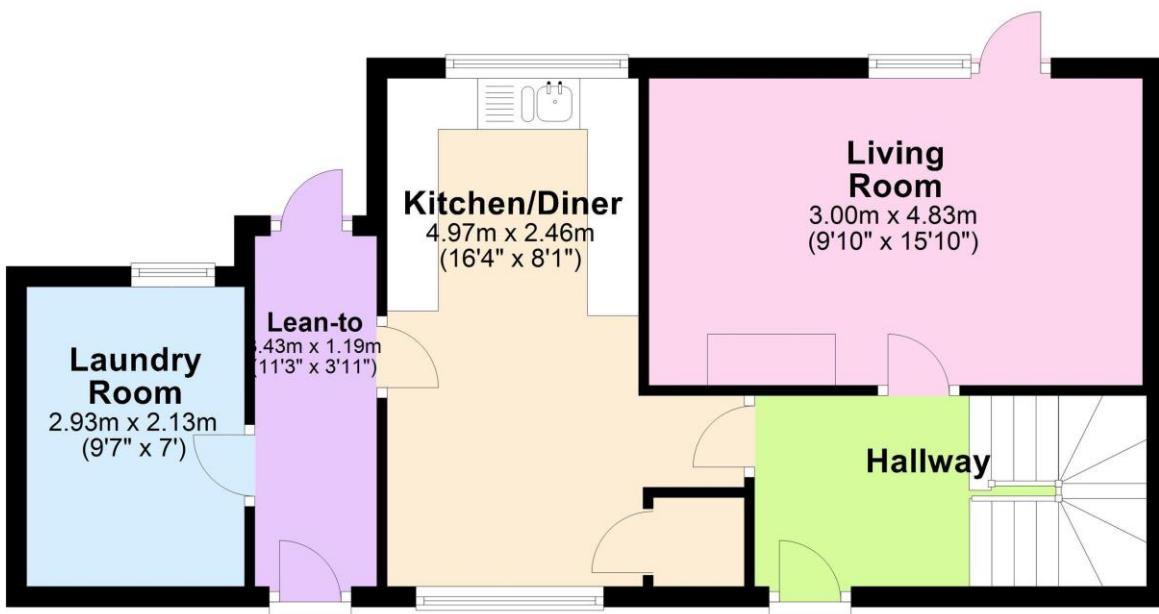
This lovely home could make a fantastic first time buy or buy to let investment and needs to be seen to be fully appreciated.

Call today to find out more!

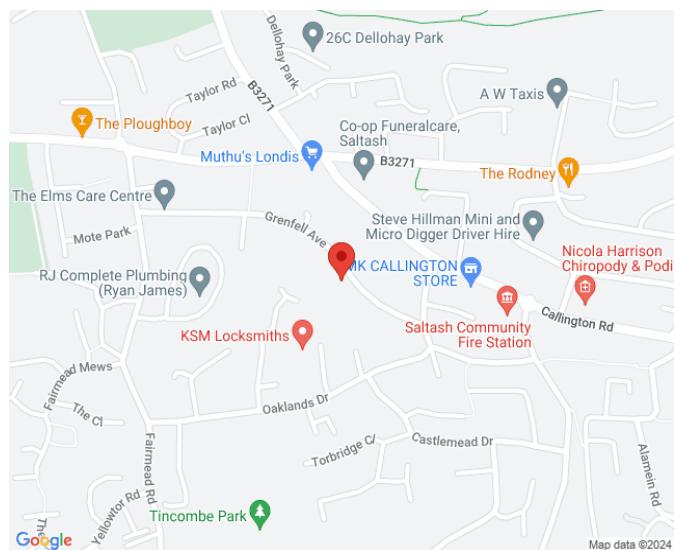
Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, 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. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 sq. feet)



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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