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

Victoria Road, Saltash

BELVOIR!

Guide price £290,000



Key Features

- > Three Double Bedrooms
- > Exposed Wooden Flooring
- > Contemporary Open-Plan Kitchen/Dining Room
- > Stunning Character Features
- > Garden & Off Road Parking

*** NO ONWARD CHAIN! ***

A simply stunning three double bedroom period property that has been stylishly and sympathetically reimaged by the current owner.

This warm and inviting home boasts an array of expertly handcrafted bespoke features and is conveniently located within short walking distance to Saltash town centre, train station and amenities!



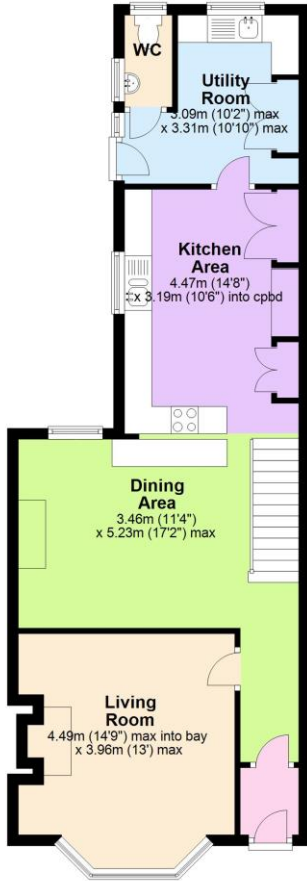
Additional features include; off road parking for two vehicles, enclosed rear garden, living room with bay window and open fire, attractive entrance porch and inner hallway, exposed wooden flooring, a gorgeous second reception area with open fire and breakfast bar opening into a contemporary kitchen/breakfast room with inset log burner, a handy utility room, downstairs toilet, modern shower room with walk-in double shower cubicle, open landing, a generous master bedroom with bay window and handmade built-in wardrobes, a great sized second bedroom with fireplace and built-in cupboard, third bedroom, GCH, DG & more!

This spectacular property offers something truly unique in the current marketplace and need to be seen to be fully appreciated.

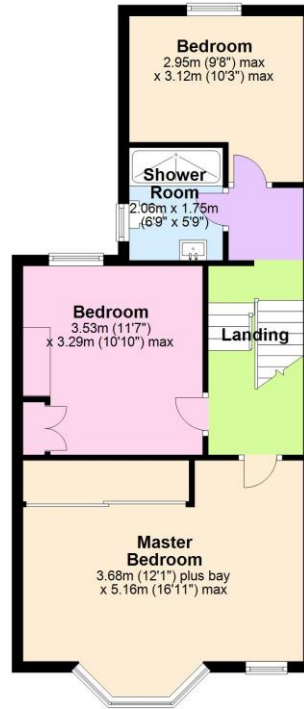
Call today to book your viewing!

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. 62.2 sq. metres (669.5 sq. feet)



First Floor
Approx. 52.2 sq. metres (562.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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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belvoir.co.uk/offices/plymouth

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