



2  2  1 

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

**Grenfell Avenue, Saltash**

**BELVOIR!**

**Guide price £210,000**





## Key Features

- > Extended Two Double Bedroom Semi
- > South Facing Rear Garden
- > Dual-Aspect Living Room With Fireplace
- > Spacious Kitchen Area
- > Open Dining/Family Room

\*\*\* NO ONWARD CHAIN!! \*\*\*

A wonderful first time buy or investment opportunity in Saltash, Cornwall.

This lovely property requires a degree of modernisation and offers a potential buyer the chance to put their own stamp on things!

The property is located within walking distance to a local convenience store, bus stops & other amenities.

Features include; a lovely south facing rear garden with decking, lawn and store, a spacious dual-aspect living room with fireplace, a fabulous kitchen area opening into a versatile rear extension that could be utilised in several different ways including a dining area or family room.



Two double bedrooms, a modern bathroom, GCH & DG.

Priced to sell and one not to be missed in the current marketplace!  
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.

Are you considering renting your property out in order to purchase another or looking to acquire a buy to let? We would be more than happy to assist you on this journey.

Would like a free review of your current portfolio?

If you answer YES to the above, please call Jane Layer, Lettings Manager on 01752 850440



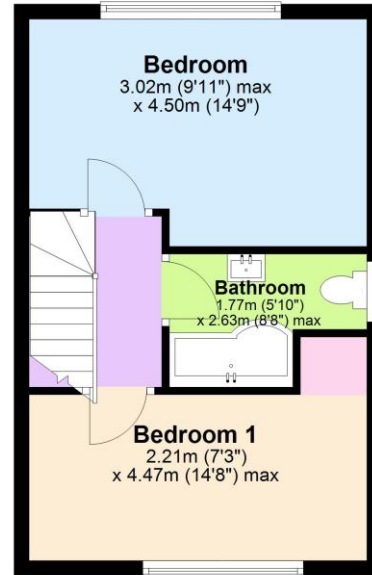
## Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



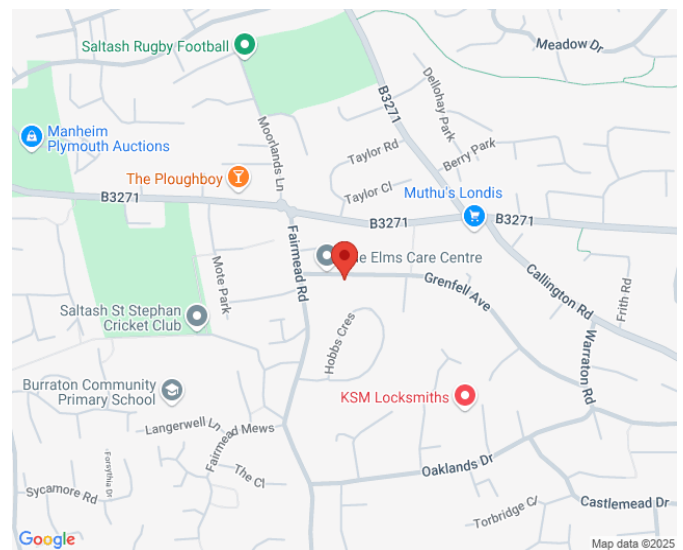
## First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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...

# BELVOIR!

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440