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

Ingra Walk, Roborough

**BELVOIR!**

Guide price £220,000





## Key Features

- > Three Bedroom End Of Terrace
- > Light & Spacious Throughout
- > Modern Fitted Kitchen/Diner
- > Living Room
- > Generous Entrance Hallway

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

A fabulous family home located in the ever-popular village of Roborough, Plymouth.

The property is well presented throughout and allows for easy access to the A386 towards Plymouth and Tavistock. The house enjoys some pleasant views and benefits from a Tesco Extra and Lidl close by!

Features include; enclosed low-maintenance rear garden, living room, spacious entrance hallway, a generous modern kitchen/diner, three great sized bedrooms, family bathroom, GCH, DG & more!

Call today to book your viewing!!





Belvoir Lettings - We are able to offer a professional Lettings and Management Service.

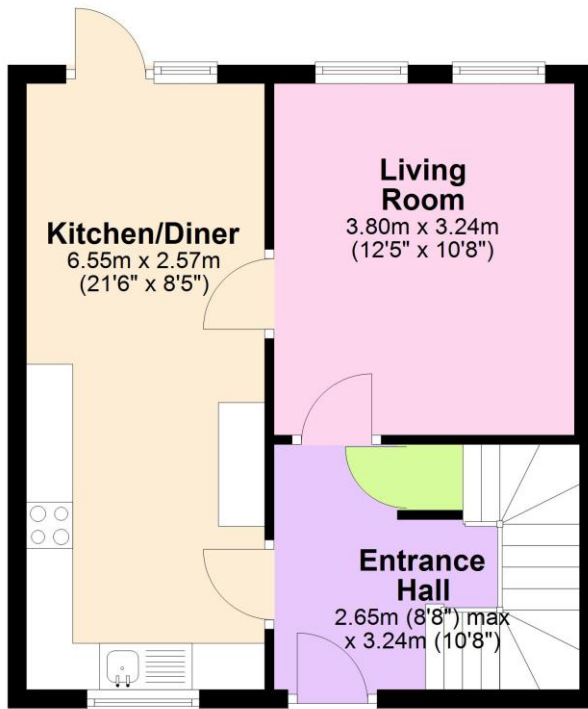
Are you considering renting your property out in order to purchase another or looking to acquire a buy to let? We would be more than happy to assist you on this journey.

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

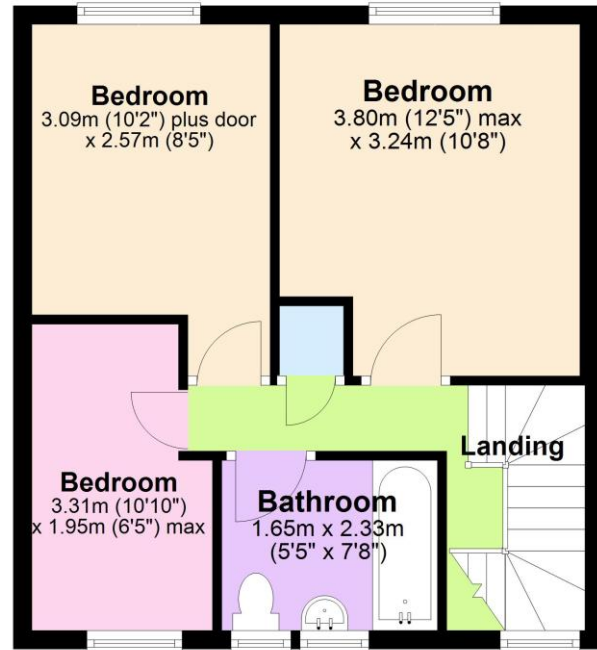
## Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



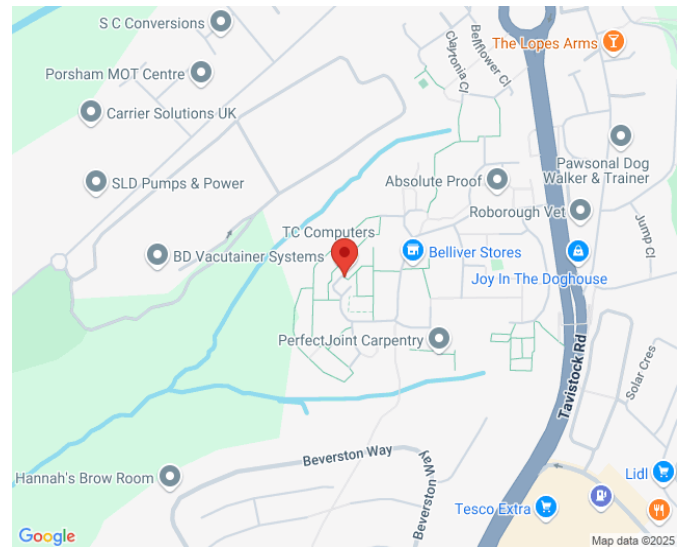
## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 77.5 sq. metres (833.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 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...

# BELVOIR!

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01752 850440