



Holcroft Close, Saltash PL12 4PU

welcome to

Holcroft Close, Saltash

Fox and sons are pleased to bring to market this well presented three bedroom home in Saltash .The semi-detached home offers an abundance of space, from the outside in and is an absolute credit to its owners. The property also consist of allocated parking and garage in separate block.



Entrance Hall

Carpet flooring, ceiling light, radiator, coat rack, stairs to upper floor and door leading to ground level rooms.

Lounge

23' 9" x 14' 7" (7.24m x 4.45m)

Carpet flooring, radiator, ceiling light, electric fire place, double glazed window to front elevation.

Kitchen/Diner

16' 2" x 21' 10" (4.93m x 6.65m)

Vinyl flooring, ceiling lights, wall and floor mounted units, double glazed windows to rear elevation, space for washing machine, fridge freezer, cooker and dishwasher, breakfast bar, door leading to rear garden, storage cupboard, independent gas heater, radiator.

Landing

Ceiling light, carpet flooring, radiator, loft hatch, double glazed window to side elevation.

Bedroom One

13' x 7' 8" (3.96m x 2.34m)

Carpet flooring, ceiling light, radiator, storage cupboard with radiator and also houses the boiler, built in wardrobes, double glazed window to front elevation.

Bedroom Two

9' 7" x 9' (2.92m x 2.74m)

Carpet flooring, radiator, ceiling light, double glazed window to rear.

Bedroom Three

7' 6" x 9' 9" (2.29m x 2.97m)

Carpet flooring, radiator, ceiling light, double glazed window to front elevation.

Bathroom

Fully tiled throughout to walls and flooring, ceiling light, wall mounted heated towel rail, bath with shower overhead, hand basin with built in storage,

wall mounted mirror, w/c, double glazed windows to rear.

Outside

South facing front garden, along with side and rear gardens completing an estimate of 100 yards of garden, rear patio area and side patio, two outside taps, three shed - one complete with power, bushes and shrubs along with beautiful rose bush, areas laid to lawn, back gate leading to church road, parking space to the front of the property and garage in separate block.



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Holcroft Close, Saltash

- THREE BEDROOMS
- ALLOCATED PARKING AND GARAGE
- THREE BEDROOMS
- REAR AND SIDE GARDENS
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105396 - 0005

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