

# Phoenix Cottage Victoria Road, Saltash PL12 4DL



# welcome to

# Phoenix Cottage Victoria Road, Saltash

Four bedroom terraced home that not only offers space and comfort but is beautifully decorated throughout. The home offers spacious lounge/diner, kitchen, recently renovated bathroom and four ample bedrooms, utility room and level garden.













# **Entrance Hall**

Original floor boards. Wall lights. Understairs storage. Ceiling light. Radiator.

# Lounge/Diner

25' 8" x 10' 8" (7.82m x 3.25m ) Front double glazed bay window. Original floorboards. Two ceiling lights. Gas fireplace in Lounge. Two wall lights. Rear double glazed window. Two radiators.

### Kitchen

Two double glazed side windows. Integrated fridge freezer and dishwasher. Gas hob and electric oven. Sink and drainer. One year old laminate flooring. Ceiling light. Door to the garden.

# **Utility Room**

 $6' \times 9'$  (1.83m x 2.74m ) Side double glazed window. Electric and outside socket in garden shed.

# **Bedroom Two**

10' 9" x 14' (3.28m x 4.27m) Front double glazed bay window. Carpet. Ceiling light. Wall radiator.

### **Bedroom Three** 12' 9" x 10' 6" ( 3.89m x 3.20m ) Rear double glazed window. Carpet. Ceiling light. Radiator.

# **Bedroom One**

12' x 15' 11" ( 3.66m x 4.85m ) Velux window. Laminate flooring. wardrobe space. Ceiling light. Radiator.

# **Bedroom Four**

10' x 5' 7" ( $3.05m\ x\ 1.70m$ ) Front double glazed window. Ceiling light. Carpet. Radiator.

# Bathroom

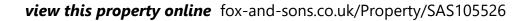
Rear double glazed window. Part tiled walls. Laminate flooring. Bath tub. WC. Shower. Hand basin.



Wall mirror. Ceiling light. Boiler.

# Rear Garden

Bushes and shrubs. Patio area. Decked area. Access to utility room.





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- FOUR BEDROOM TERRACED HOME
- LARGE OPEN PLAN LOUNGE/DINER
- RENOVATED BATHROOM
- NEW CONSUMER UNIT
- COUNCIL TAX BAND C

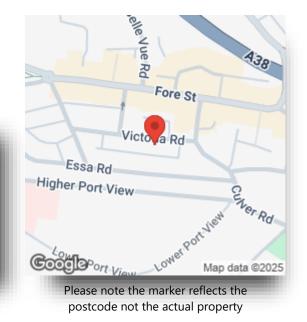
Tenure: Freehold EPC Rating: D

offers in excess of

£245,000







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