



**Victoria Road, Saltash PL12 4DN**

**welcome to**

**Victoria Road, Saltash**

This mid-terrace home offers a generous lounge, dining room, kitchen breakfast room, utility area, three bedrooms with loft space, and a family bathroom showcasing a freestanding bath. The property also includes a southerly facing rear garden.



### **Utility Room**

Worktop. Laminate flooring. Wall light. Space for washing machine. Storage.

### **Lounge**

14' 8" max x 12' 9" max ( 4.47m max x 3.89m max )  
Front double glazed window. Open fireplace. Wood flooring. Ceiling light. Radiator.

### **Dining Room**

11' 8" x 9' 3" max ( 3.56m x 2.82m max )  
Fire surround. Wood flooring. Ceiling light. Radiator.

### **Kitchen**

16' 8" x 10' 9" ( 5.08m x 3.28m )  
Rear double glazed window. Wall and floor units.  
Electric cooker and induction hob. Space for dishwasher. Velux window. Wood laminate flooring. UPVC doors to the garden.

### **Bedroom one**

11' 10" x 10' 5" max ( 3.61m x 3.17m max )  
Front double glazed window. Ceiling light. Carpet. Radiator.

### **Bedroom Two**

11' 7" x 10' 1" max ( 3.53m x 3.07m max )  
Rear double glazed window. Carpet. Ceiling light. Radiator

### **Bedroom Three**

8' 9" x 5' 5" ( 2.67m x 1.65m )  
Front double glazed window. Ceiling light. Storage cupboard. Carpet. Radiator.

### **Loft**

12' 5" max x 10' 3" ( 3.78m max x 3.12m )  
Loft storage into the eaves. Two velux windows. Carpet. Ceiling light. Radiator. Restricted head height.

### **Bathroom**

Side double glazed window. Tiled flooring. Free standing bath tub. Wash hand basin and wc. Wall mounted towel rail. Boiler cupboard. Ceiling light.

Radiator.



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## Victoria Road, Saltash

- MID TERRACE HOME
- CENTRAL LOCATION
- LOFT ROOM
- UTILITY ROOM
- COUNCIL TAX BAND B

Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105410 - 0007

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