



Victoria Road, Saltash PL12 4DL

welcome to

Victoria Road, Saltash

Welcome to this charming two-bedroom terraced home. This delightful property boasts a spacious lounge and dining room, large master bedroom and versatile loft space. Step outside to discover a lovely rear garden, you don't want to miss the opportunity to view.



Entrance Hall

Original flooring. Ceiling light. Understair storage.

Lounge

11' 8" excluding bay window x 12' 10" (3.56m excluding bay window x 3.91m)

Bay window. Original wood flooring. Ceiling light. Radiator.

Dining Room

9' 2" x 12' max (2.79m x 3.66m max)

Rear double glazed window. Original flooring. Ceiling light. Radiator.

Kitchen

11' 2" max x 8' 3" (3.40m max x 2.51m)

Side double glazed window. Tiled flooring. Wall and floor units with sink and drainer. Spaces for cooker and fridge freezer. Ceiling light. Radiator. Wood stable door to the garden

Bedroom One

15' 8" into bay window x 14' 5" (4.78m into bay window x 4.39m)

Front double glazed bay window. Two storage cupboards. Ceiling light. Radiator.

Bedroom Two

12' 2" max x 10' 6" (3.71m max x 3.20m)

Rear double glazed window. Built in wardrobes. Ceiling light. Radiator. Carpet.

Bathroom

Rear double glazed window. painted wood flooring. Bath tub with shower overhead. Wash hand basin and wc. Two storage cupboards. Radiator. Part tiled walls. Ceiling light.

Loft

Storage into the eaves. Velux window. Carpet. Power points. Ceiling lights.

Rear Garden

Outside shed with power and lighting. Patio. Gate to the rear.



view this property online fox-and-sons.co.uk/Property/SAS104682



welcome to

Victoria Road, Saltash

- TWO BEDROOM TERRACED HOME
- SPACIOUS LOFT ROOM
- REAR GARDEN
- LOUNGE & DINING SPACE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

offers in the region of

£245,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS104682



Property Ref:
SAS104682 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk