









welcome to

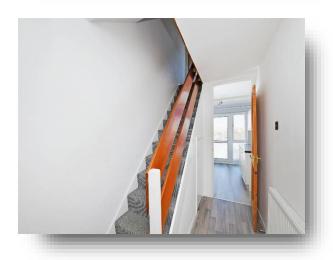
Beatrice Avenue, Saltash

Fox and sons are please to bring to market with NO CHAIN, a great size three bedroom home. Benefits include; downstairs w/c, spacious lounge and dining room, three good size bedrooms, family bathroom. The exterior of the property is complete with front and rear garden and garage. Call 01752 847151













Kitchen

7' 5" x 10' 2" (2.26m x 3.10m)

Rear double glazed window. Wall and floor base units with sink and drainer. Induction hob, electric hob and extractor hood. UPVC door to the garden. Vinyl flooring. Ceiling light.

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Rear double glazed window. Radiator. Ceiling light. Carpet.

Lounge

14' 2" x 10' 5" (4.32m x 3.17m)

Front double glazed window. Radiator. Ceiling light. Carpet.

Wc

Front double glazed window. Wash hand basin and wc. Ceiling light..Vinyl flooring.

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

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

Bedroom One

12' 5" x 11' 1" (3.78m x 3.38m)

Front double glazed window. Radiator. Ceiling light. Built in wardrobe. Carpet.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Front double glazed window. Radiator. Ceiling light. Carpet.

Bathroom

Rear double glazed window. Tiled throughout with shower over bath tub. Wash hand basin and wc. Vinyl flooring.

Rear Garden

Tiered garden with area laid to lawn. Steps leading to rear gate.





welcome to

Beatrice Avenue, Saltash

- NO CHAIN
- THREE BEDROOMS
- REAR GARDEN
- DOWNSTAIRS W/C
- GARAGE

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000







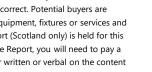


postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105721



Property Ref: SAS105721 - 0004 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 quidance 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.



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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.