



welconrecto

13' 6" x 12' 10" (4.11m x 3.91m) **Beatrice Avenue, Saltash**

- 125PECTACULAR PROPERTY IN SOUGHT Kiteher Location
 18:10: 10: 11: (5.74m x 3.33m)

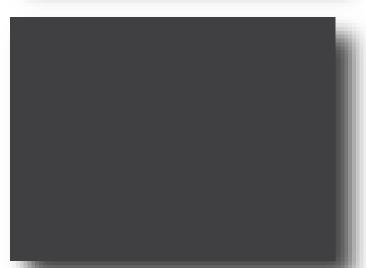
 • Garden Room/Utility
 • 5: GARAGE, AND DEER ROAD PARKING

- BAGO BERNTKITECHEN/ DINING ROOM
- 10GARDENI/323HLXT2Y1ROOM **Bedroom Two**

Tenure: Freehold EPC Rating: D Bedroom One Council Tax Bang(x 9 5 (5.38m x 2.87m)

Fox and sons are pleased to present this amazing property and spectacular opportunity to own a stunning three to fourbedroom period property, nestled in one of the most desirable locations. Benefits include off road parking and garage to the rear of the property call 01752 847151

£325,000



view this property online fox-and-sons.co.uk/Property/SAS105833



Property Ref:

SAS105833 - 0006





01752 847151











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.

