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**Freehold : Council Tax Band D
EPC Rating B**

Marlborough Close, Saltash

BELVOIR!

Guide price £220,000



Key Features

- > No onward chain & ready to move into
- > Freshly decorated & re-carpeted throughout
- > Wonderfully light & airy three-bedroom home
- > Fantastic lounge/diner with floor-to-ceiling windows
- > Two double bedrooms & good-sized single bedroom

*** NO ONWARD CHAIN & READY TO MOVE INTO! ***

A wonderfully light and airy three-bedroom home, freshly decorated and re-carpeted throughout and offered for sale with no onward chain!

Beautifully presented in fresh, neutral tones, this lovely home has a bright and welcoming feel throughout and would make a fantastic choice for first-time buyers, young families or anyone looking for a property they can simply move straight into and enjoy.

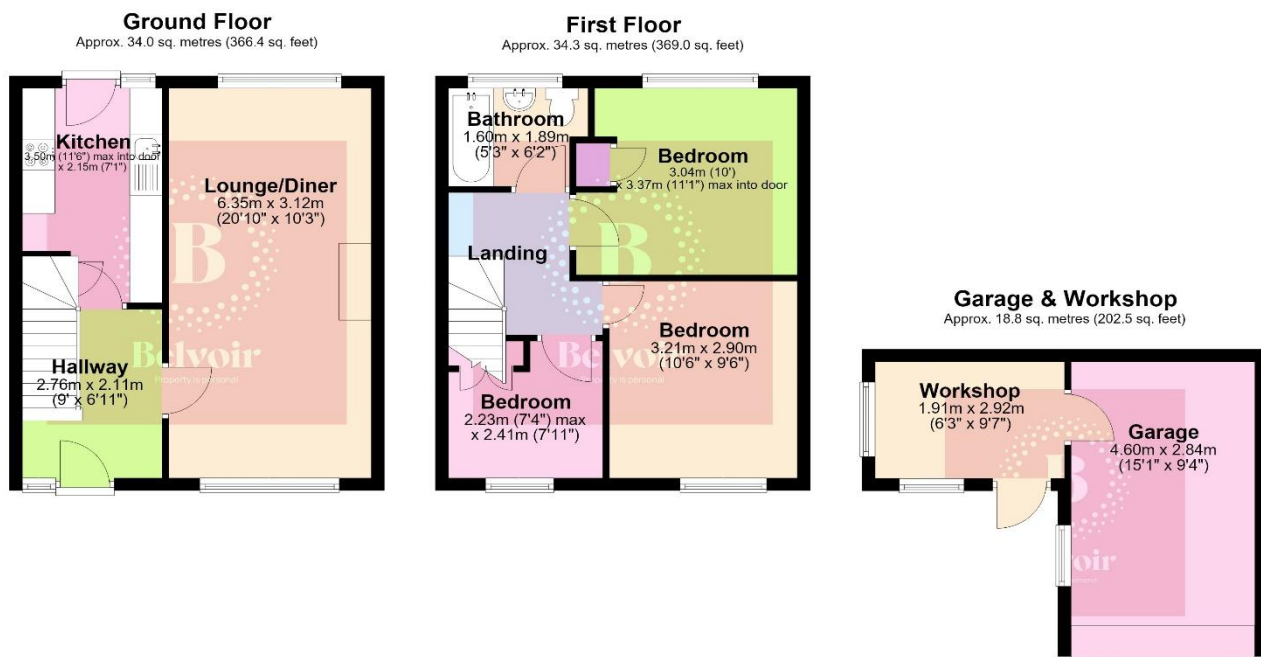
One of the real highlights is the fantastic lounge/diner. Generously proportioned and flooded with natural light from impressive floor-to-ceiling windows at either end, this is a brilliant family living and entertaining space. The adjoining fitted kitchen is equally well presented and provides direct access onto the rear garden.



Upstairs, the property offers two good-sized double bedrooms together with a further single bedroom with useful built-in storage, complemented by a stylish modern family bathroom. Outside, the level rear garden is another big plus. Combining lawn and patio areas, it provides a safe and practical space for children and pets as well as plenty of room for summer entertaining and al fresco dining. At the bottom of the garden, a few steps lead down to the single garage and an incredibly useful adjoining workshop/home office. With power, dual-aspect windows and direct access through to the garage, this versatile additional space could be perfect for anyone working from home, pursuing hobbies or simply needing extra storage. The garage itself also benefits from power and a window. Further features include a front garden, spacious entrance hallway, gas central heating and double glazing throughout. Marlborough Close is conveniently positioned within easy walking distance of local schools and bus routes, with a Spar convenience store nearby and the beautiful Churchtown Farm Nature Reserve also within easy reach - perfect for walking, enjoying the countryside and getting some fresh air. With its fresh neutral presentation, wonderfully light accommodation, family-friendly garden, useful additional workspace and the huge advantage of no onward chain, this is a fantastic home that's ready for its next owners to move straight into!

Call today to arrange your viewing!!

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



Total area: approx. 87.1 sq. metres (937.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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Contact us today to arrange a viewing...

belvoir.co.uk/offices/plymouth

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