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**Freehold : Council Tax Band C**  
**EPC Rating C**

**Greenfield Road, Saltash**

**BELVOIR!**

**Guide price £260,000**





## Key Features

- > Immaculate Three-Bedroom Semi-Detached Home
- > Large Brick-Paved Driveway & Single Garage
- > Stylish Kitchen/Diner With Breakfast Bar & French Doors
- > Spacious Living Room
- > Low-Maintenance, Tiered Rear Garden With Patio

Offered for sale is this immaculately presented three-bedroom semi-detached house, situated in a quiet and highly popular cul-de-sac, close to Tincombe Nature Reserve and excellent local transport links.

The property boasts a large brick-paved driveway providing ample off-road parking and a single garage.

Inside, you'll find a spacious living room, a contemporary kitchen/diner with a breakfast bar, and French doors opening onto the rear patio. The generous entrance hallway includes useful built-in storage, and the home comprises two double bedrooms, a single bedroom, a modern bathroom, and a separate WC.





Outside, the tiered rear garden has been landscaped for low maintenance and features a patio area ideal for entertaining or relaxing.

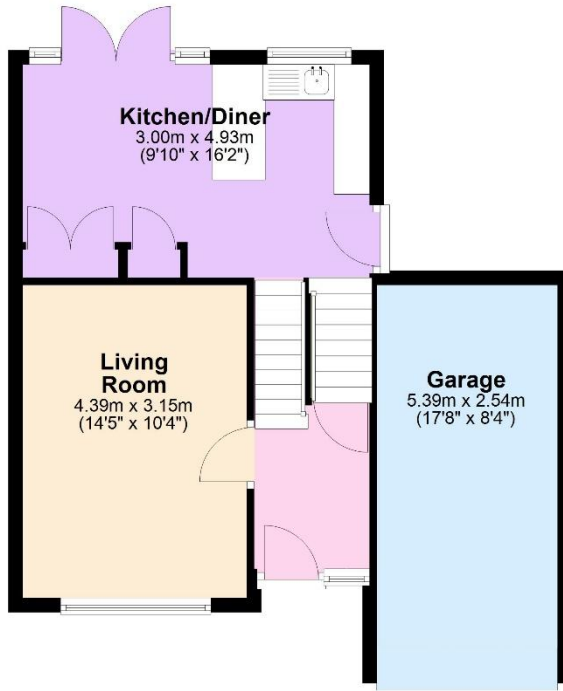
This property is perfect for families or professionals looking for a move-in ready home in a desirable, well-connected location.

Viewings are highly recommended.

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.

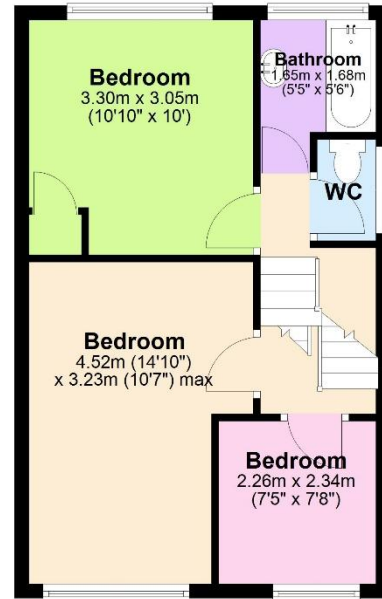
## Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



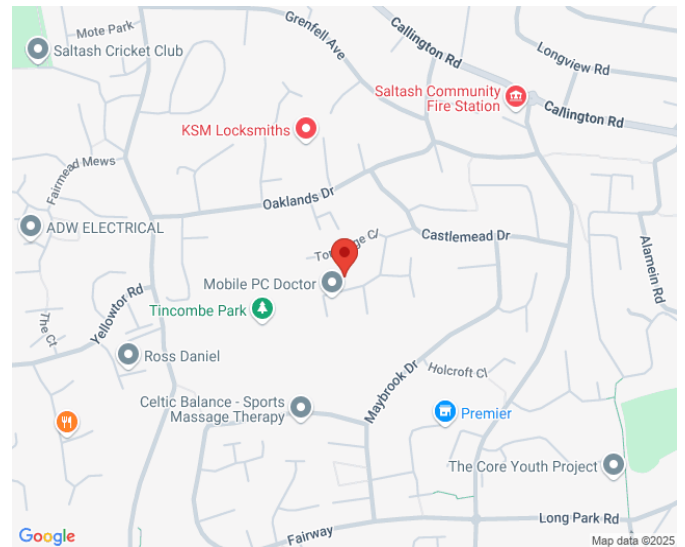
## First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 88.8 sq. metres (955.5 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | 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.

Contact us today to arrange a viewing...

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