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

**Greenfield Road, Saltash**

**BELVOIR!**

**Guide price £245,000**



## Key Features

- > No Onward Chain
- > Recently Redecorated Throughout
- > Backing Onto Tincombe Park Nature Reserve
- > Three Bedrooms
- > Spacious Living Room With Fireplace

Recently redecorated throughout and backing directly onto the beautiful Tincombe Park Nature Reserve, this delightful three-bedroom end of terrace home is offered for sale with no onward chain and is ready for immediate occupation.

The property enjoys a convenient position with a garage located in a nearby block. A pretty front garden leads to a welcoming porch and entrance vestibule, opening into a spacious living room featuring a fireplace and useful understairs storage.

To the rear, the kitchen/diner offers a range of fitted units and integrated appliances, while a superb conservatory provides additional living space and enjoys pleasant views over the enclosed rear garden.



Upstairs, the accommodation comprises a generous master bedroom with fitted wardrobes, a second double bedroom, a single bedroom and a family bathroom fitted with a white suite and mains-powered shower.

Outside, the low-maintenance rear garden is predominantly laid to patio and benefits from a garden shed and side access to the front of the property.

A wonderful opportunity to acquire a well-presented home in a sought-after location, ideal for first-time buyers, families or investors alike.

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, a college and 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. 44.6 sq. metres (479.7 sq. feet)



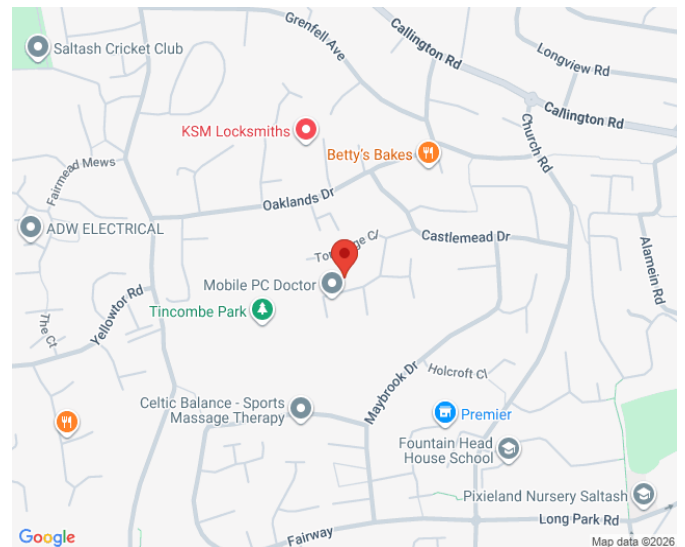
### First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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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