

YOUR **HOME** IS
WHERE OUR **HEART** IS

www.wainwrightestateagents.co.uk



#lovewainwrightx



Beatrice Avenue, Saltash, PL12 4NG

£155,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale with no onward chain this three bedroom mid terrace house in need of some internal refreshment. EPC = 69 (C)



Supporting
children's hospice
SOUTH WEST
Registered Charity No. 1003314



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk

PRS Property
Redress
Scheme

DESCRIPTION

This mid terrace house has well proportioned accommodation which would benefit from some internal upgrading. The accommodation briefly comprises lounge/diner, kitchen, double glazed rear porch, three bedrooms, family bathroom, gardens to the front and rear, garage in block (also in need of some upgrading). Other benefits include double glazing and central heating. This property would be ideal for a first time buyer or an investor looking for a property as a buy to let basis. To appreciate the size and potential of this property an internal viewing is highly recommended.

LOCATION

Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station, there are regular bus services to the local and surrounding areas. There are various popular schools in the area and a college. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Stairs leading to the first floor landing, under stairs storage cupboards and space, radiator, doorways leading into the ground floor living accommodation.

LOUNGE/DINER

22' 2" x 11' 6" at widest point (6.76m x 3.51m) In the lounge area there is a window to the front aspect, radiator, power points, feature fireplace. In the dining area there is a window to the rear aspect, power points and doorway leading into the kitchen.

KITCHEN

9' 5" x 7' 3" (2.87m x 2.21m) Matching kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit, tiled splash backs, single drainer sink unit with mixer tap, space for fridge/freezer, power points, space for cooker, double glazed window to the rear aspect, double glazed doorway leading into the conservatory.

REAR PORCH

uPVC double glazed porch with doorway leading to the rear garden.

STAIRS

Stairs leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation.

BEDROOM 1

11' 7" x 8' 6" (3.53m x 2.59m) Double glazed window to the rear aspect, radiator, power points.

BEDROOM 2

11' 9" x 9' 11" (3.58m x 3.02m) Double glazed window to the front aspect, radiator and power points.

BEDROOM 3

9' 1" x 6' 6" (2.77m x 1.98m) Double glazed window to the front aspect, radiator and power points.

BATHROOM

Matching blue bathroom suite comprising panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, obscure glass double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a garden which is mainly laid to lawn with various mature plants and shrubs, pathway leading to the front door.

REAR GARDEN

Enclosed level rear garden which has a patio area, various plants and shrubs, pathway leading to wooden gateway giving access to the rear.

GARAGE

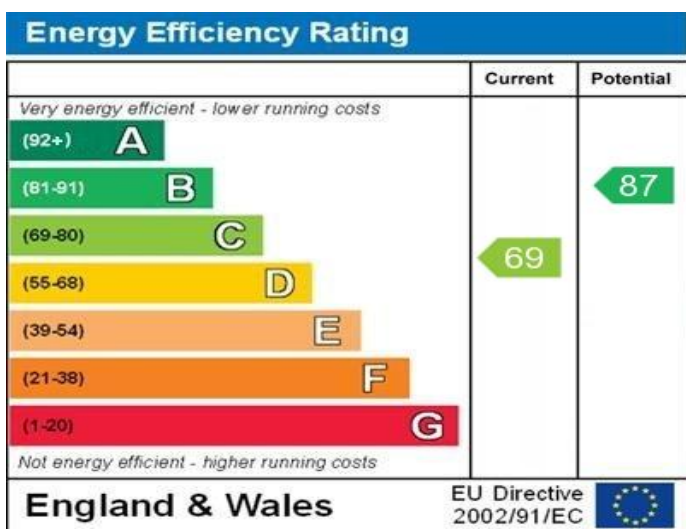
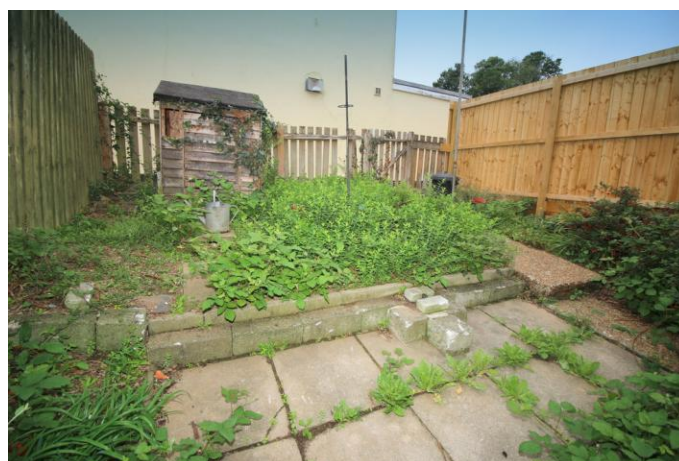
The property has a garage located in a block at the rear of the property. AGENTS NOTE This garage will need some upgrading ie a new roof.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

61 Fore Street
Saltash
Cornwall
PL12 6AF

Tel: 01752 849689
info@wainwrightestateagents.co.uk



ACCOMMODATION These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.