

# **PROPERTY SUMMARY**

Welcome to this immaculately presented semi-detached house offering a delightful living experience! With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is perfect for a variety of buyers, including first-time purchasers, those looking to upsize, or individuals seeking to downsize.

The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The property boasts an amazing location, surrounded by local amenities and excellent transport links, making it a convenient choice for everyday living.

One of the standout features of this home is the kitchen and living room space, ensuring that you and your guests are well looked after. This semi-detached house combines comfort and practicality, making it a wonderful opportunity for anyone looking to settle in a vibrant community.

In summary, this property is a true gem in Carlton, offering a perfect blend of style, convenience, and accessibility. Whether you are starting your journey as a homeowner or seeking a new chapter in your life, this house is ready to welcome you home.

Call now to arrange a viewing! The property won't be on the market long!!

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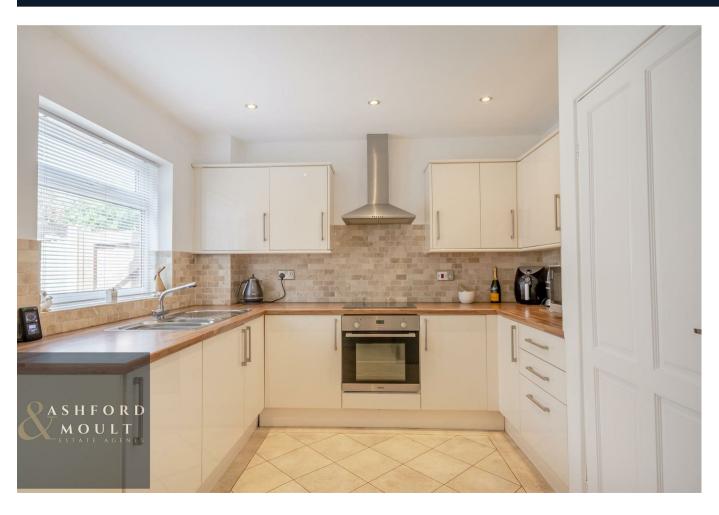


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1





















# Dining Room 1.57 m x 2.17 m 5.48 n x 7.12 n Sasq.m/413.48sq.ft Approx Approx

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltt @2018

## **LOCAL AUTHORITY**

# TENURE

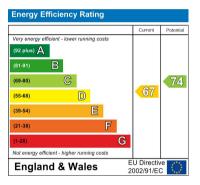
Freehold

### **COUNCIL TAX BAND**

В

### **VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



# OFFICE ADDRESS

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# **OFFICE DETAILS**

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