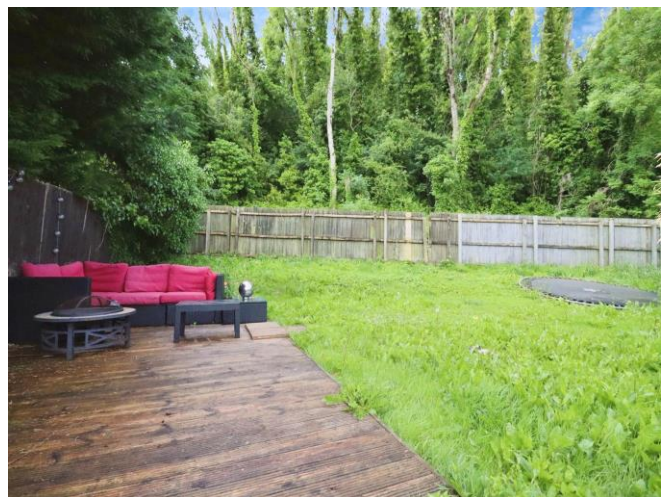




## Charlotte Street, £350,000

- IN PRINCIPAL APPROVAL TO BUILD 3 BED DETACHED HOUSE
- CLOAKROOM - UTILITY ROOM - LOFT ROOM
- GARAGE
- EPC Rating: D



 3  2  2





## About the property

This well-presented end of terrace house is currently listed for sale. The property comprises three bedrooms, one bathroom, a cloakroom, wet room, plus utility room, a kitchen, and a reception room. There is also a loft room offering additional storage space. It further benefits from an EPC rating of D and falls under the council tax band D. The property's condition and features make it an ideal investment opportunity for first-time buyers, investors, and families alike.

The house is strategically located with easy access to local amenities, which adds to its desirability. One of the unique features of this property is its garden, offering potential buyers a fantastic outdoor space for relaxation and family activities.

Perhaps one of the most exciting aspects of this property is the approved in principal pre-application to build a three-bedroom detached house on the plot. This presents a rare and lucrative opportunity for investors or those looking to create their dream home.

In summary, this property provides a fantastic opportunity for those looking for a well-maintained end of terrace house with significant potential for further development. Combining a desirable location with



Accommodation



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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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