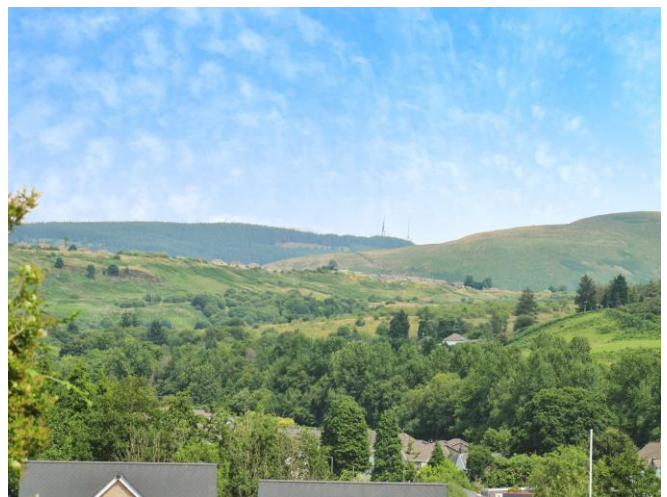




## Picton Street, offers over £75,000

- Council Tax Band - B
- Rear lane access
- No ongoing chain
- Ideal investment or first time buy
- Chance to add your own stamp to a property
- EPC Rating: E



 3  1  1



## About the property

Three Bedroom Mid Terrace Property Located in Nantyllyn with No Ongoing Chain. The Property is Within Close Proximity to Local Amenities, Schools and Local Bus Route. Accommodation Comprises of Entrance Hallway, Large Lounge/Dining Room and Kitchen to the Ground Floor. To the First Floor are Three Bedrooms and Bathroom.

To the Front of the Property are Steps Up to Front Door. To the Rear are Steps Leading up to Courtyard Area.

Property Further Benefits from uPVC Double Glazing, Gas Central Heating and No Ongoing Chain. This Property Would Make an Ideal First Time Purchase to add your own stamp to or Investment Property. Viewings are now taking place, please call 01656 736136 to arrange yours.



## 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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