



## Caeracca Villas, £190,000

- Council Tax Band - C
- No onward chain
- Great investment opportunity
- Set over three floors
- In need of modernisation
- Beautiful views
- EPC Rating: E



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## About the property

A large characterful semi-detached house, brimming with potential and awaiting the right homeowner to realise its charm. This property boasts four spacious bedrooms, and a single bathroom. The layout of the house also includes three reception rooms, two of which feature charming fireplaces, creating a cosy and welcoming atmosphere. The house also comprises a single kitchen, ripe for modernisation and personalisation. The property comes with no onward chain.

An attractive feature of this property is its location. Set in an elevated position with views over Pant, with easy access to public transport links, local amenities, and schools. For those who enjoy the outdoors, the property also benefits from its proximity to nearby parks and walking routes.

Adding to the charm of this house are its unique features. It boasts high ceilings and large windows, enhancing the feeling of space, while the fireplaces add a touch of timeless elegance. The property also benefits from two large gardens, providing a peaceful outdoor area to enjoy.

This house is ideally suited to families, couples, and investors. It offers an excellent opportunity for those with a vision to modernise and personalise, creating a dream home in a highly desirable area. Don't miss





# Accommodation

<b>Hall</b>	12' 10" Max x 10' 11" Max ( 3.91m Max x 3.33m Max )
<b>Reception 1</b>	<b>Bedroom 3</b>
15' 10" Max x 16' Max ( 4.83m Max x 4.88m Max )	9' 10" Max x 10' 11" Max ( 3.00m Max x 3.33m Max )
<b>Reception 2</b>	<b>Bedroom 4</b>
12' 3" Max x 10' 9" Max ( 3.73m Max x 3.28m Max )	Irregular Shaped Room x ( x )
<b>Dining Room</b>	Restricted head height.
12' 8" Max x 8' 3" Max ( 3.86m Max x 2.51m Max )	<b>Dressing Room</b>
<b>Kitchen</b>	
6' 6" Max x 12' 8" Max ( 1.98m Max x 3.86m Max )	
<b>Landing</b>	
<b>Bathroom</b>	
<b>Bedroom 1</b>	
11' 4" Max x 17' 2" Max ( 3.45m Max x 5.23m Max )	
<b>Bedroom 2</b>	

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## Floorplan



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