

# Severn View Lawrence £115,000

- EXCELLENT INVESTMENT OPPORTUNITY
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES
- EXCELLENT COMMUTING LINKS
- SECOND FLOOR APARTMENT
- EPC Rating: C
- Council Tax: B
- Riverside views









## About the property

Offered to the market is this well-presented second floor flat set in a desirable countryside location renowned for its convenient access to excellent local amenities and public transport links - this property is a superb opportunity to both first-time buyers and investors alike.

The flat is presented in good condition throughout and features a spacious double bedroom, kitchen and bathroom providing a comfortable and tranquil space for rest. The layout includes one modern bathroom, efficiently designed to meet day-to-day needs.

Located within the popular village of Caerwent, the property is not only private and peaceful but also enjoys proximity to amenities such as shops and recreational facilities.

Commuters are especially well-served thanks to excellent public transport links, making journeys to nearby towns and cities straightforward and convenient.

This property represents an excellent opportunity to acquire an attractively priced flat in a sought-after location, perfect for those seeking their first home or looking for a rewarding investment. Early viewing is highly recommended to fully appreciate all this home has to offer.

## **Accommodation**

#### **Living Room**

11' 3" x 14' 2" ( 3.43m x 4.32m )

#### **Bedroom**

 $10^{\prime}$  8" x  $10^{\prime}$  6" ( 3.25 m x 3.20 m )

#### **Kitchen**

6' 4" x 7' 4" ( 1.93m x 2.24m )

#### **Bathroom**

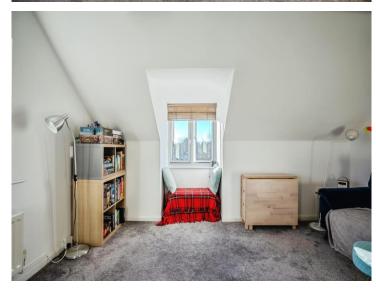
9' 7" x 4' 2" ( 2.92m x 1.27m )











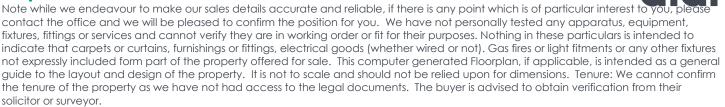


## **Floorplan**



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

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