



## 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' 8" x 10' 6" ( 3.25m x 3.20m )

### 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](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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let