



## Spring Gardens Place, £190,000

- Two Double Bedrooms
- Charming Mid Terraced House
- Open Plan Reception Rooms
- No Chain
- Potential to Develop
- Local Access to Essential Amenities
- EPC TBC
- Council Tax Band D
- EPC Rating: Awaited





## About the property

Welcome to Spring Garden Place, a characterful two bedroom mid terrace house sold with NO CHAIN and invites modernisation throughout. Offering great sized rooms, two double bedrooms and rear enclosed private garden. Located close to major amenities and essential transport links in and our of Cardiff

## Accommodation

### Agents Note:

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### Entrance Hallway

### Lounge

10' 2" x 10' 1" ( 3.10m x 3.07m )



## Dining Room

13' 9" x 10' 2" ( 4.19m x 3.10m )

## Kitchen

11' 1" x 9' 10" ( 3.38m x 3.00m )

## Bathroom

## Bedroom One

14' 1" x 10' 3" ( 4.29m x 3.12m )

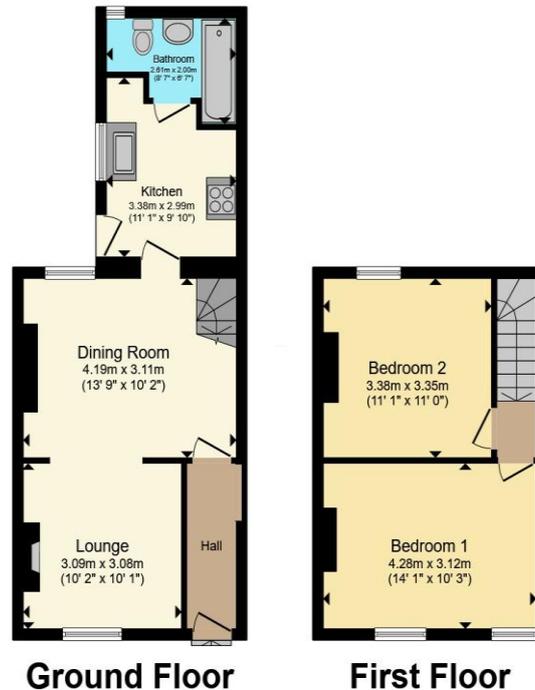
## Bedroom Two

11' 1" x 11' ( 3.38m x 3.35m )

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## Floorplan



Total floor area 69.3 m<sup>2</sup> (746 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## 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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