Romilly Road

CANTON, CF5 1FH

GUIDE PRICE £480,000

Hern & Crabtree

Romilly Road

Exceptional Opportunity Beside Thompson’s Park!

Create Your Dream Home in One of the City’s Most Desirable Locations
An exciting and rare opportunity to secure a prime position overlooking the beautiful Thompson’s Park.

Full planning permission has been granted (in 2021) for a striking three-storey detached home, complete with a rooftop terrace, landscaped garden, and off-street parking. The approved plans showcase:

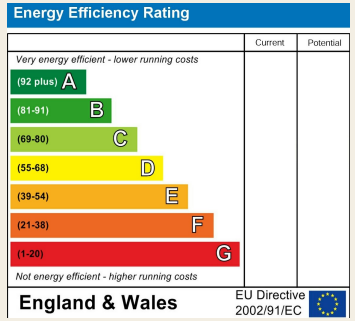
- Spacious open-plan living
- Multiple reception rooms
- Five well-proportioned bedrooms, including a luxurious top-floor master suite
- Excellent indoor-outdoor flow with elevated park views

1476.00 sq ft

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.



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