

## 66 Callington Road,

Guide Price £300,000

🛏️ 4 🚿 2 🚗 3



Upon entering the property, you are welcomed by a handy porch entrance, leading through to a welcoming hallway. To the right, the elegant living room boasts a beautiful bay window that floods the space with natural light, along with a feature fireplace that creates a warm and inviting focal point. Further along the hallway, there is a separate dining room, wonderfully bright and airy. To the rear of the property, a cosy snug area flows seamlessly into the modern fitted kitchen, creating a sociable and practical living space. The first floor offers two fantastic double bedrooms, with the impressive master bedroom featuring a beautiful bay window and far-reaching views towards Trematon Castle and St Stephen's Church. There is also a good-sized single bedroom and a well-appointed family bathroom.

## Key Features

- Freehold - Council Tax Band C - EPC TBC
- Charming Mid-Terrace Period Home
- Four Well-Proportioned Bedrooms
- Spacious Living Room With Bay Window
- Separate Dining Room
- Snug/Breakfast Room & Modern Kitchen
- Fantastic Loft Conversion With En-suite
- Easy To Maintain Garden
- On Road Parking Available
- Quote BH0675 To Book Your Viewing



Total area: approx. 124.4 sq. metres (1338.6 sq. feet)