



## Charlotte Place, £135,000

- COUNCIL TAX BAND - C
- NO CHAIN
- IDEAL INVESTMENT
- CLOSE TO SHOPS
- POTENTIAL TO LOFT CONVERT \*stpp\*
- EPC Rating: D



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## About the property

PUBLIC NOTICE - 24 Charlotte Place, CF63 3QE - We are in receipt of an offer of £146,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. EPC - D.

## Accommodation

### Entrance Hallway

### Living / Dining Room

24' 5" max x 13' 8" max ( 7.44m max x 4.17m max )

### Kitchen

18' 6" max x 9' 8" max ( 5.64m max x 2.95m max )

### Landing

### Bathroom

### Bedroom 1

14' 5" x 10' 7" ( 4.39m x 3.23m )

### Bedroom 2

11' 1" x 8' 2" ( 3.38m x 2.49m )



## Loft Room

11' 2" max x 12' 7" max ( 3.40m max x 3.84m max )

## Rear Garden

01446 733224

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## Floorplan



## 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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