

## Carew Road

£500,000

*This substantial terraced period family home presents an excellent opportunity for families and investors alike. Boasting four generously sized bedrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.*

*The property does require updating throughout and is currently available with vacant possession.*

*Situated in a residential location, the property benefits from a friendly neighbourhood atmosphere, making it ideal for families seeking a welcoming community. The potential for further enhancement and personalisation is significant, offering the chance to create a home that truly reflects your style and preferences.*

*Council tax band E*

*EPC Rating TBA*

# Carew Road

Reception 31'5" x 12'5" (9.60 x 3.80)



Bedroom 1 15'8" x 15'1" (4.80 x 4.60)



Reception additional view



Bedroom 2 11'5" x 10'2" (3.50 x 3.10)



Bedroom 3 12'1" x 11'1" (3.70 x 3.40)

Kitchen 12'1" x 10'9" (3.70 x 3.30)



Bathroom 9'2" x 5'10" (2.80 x 1.80)

Bedroom 4 12'5" x 10'2" (3.80 x 3.10)

Garden



## Carew Road

### Garden additional view

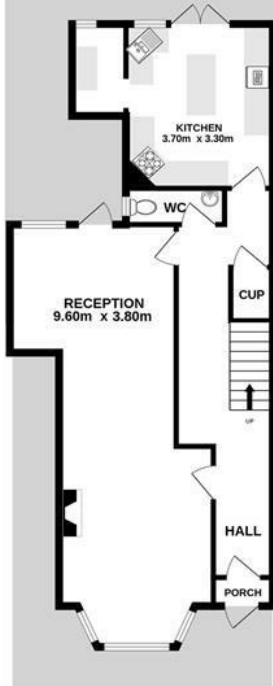


### Buyers Guide



**GARDEN**  
(approx)  
16.5m x 6m

**GROUND FLOOR**  
694 sq.ft. (64.5 sq.m.) approx.



**1ST FLOOR**  
655 sq.ft. (60.8 sq.m.) approx.



**2ND FLOOR**  
227 sq.ft. (21.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1576 sq.ft. (146.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

