



# 104 Charles Drive

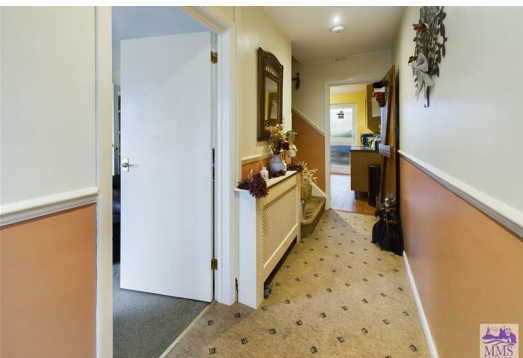
, Cuxton, ME2 1DT

**Offers Around £325,000**



### VIRTUAL TOUR AVAILABLE

This charming two-storey house covers a total area of 979.52 square feet, ideal for those seeking comfortable and cozy living spaces. The property comes with two well-sized bedrooms, a third single, currently being used as an office and a family bathroom, all located on the first floor. The ground floor continues to impress with a tastefully laid out floor plan encompassing a fully-equipped kitchen boasting space for a sturdy range cooker, if you enjoy the luxury of home cooked meals. The lounge situated to the front is warm and inviting featuring an enchanting fireplace as its focal point. Complementing these amenities, the ground floor offers a sunny conservatory, the perfect place for relaxation and taking in the natural light, as well as a formal dining room for sharing meals and creating memories. The rear garden is well thought out with many different areas to enjoy and offers side access to the front. The drive way situated to the front accommodates parking for one car. This house masterfully combines comfort with functionality, perfect for settling into your new life. Far reaching viewing can be enjoyed from the lounge and the front bedrooms, which is one of the main features that sold this property to the current vendor.



- entrance area
- hallway
- lounge
- dining room
- kitchen
- conservatory
- stairs/landing
- bedroom
- bedroom
- bedroom
- bathroom
- rear garden
- front garden
- drive

## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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