



# Charlotte Court

High Street | Newington | ME9 7FQ





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High Street, Newington, ME9 7FQ

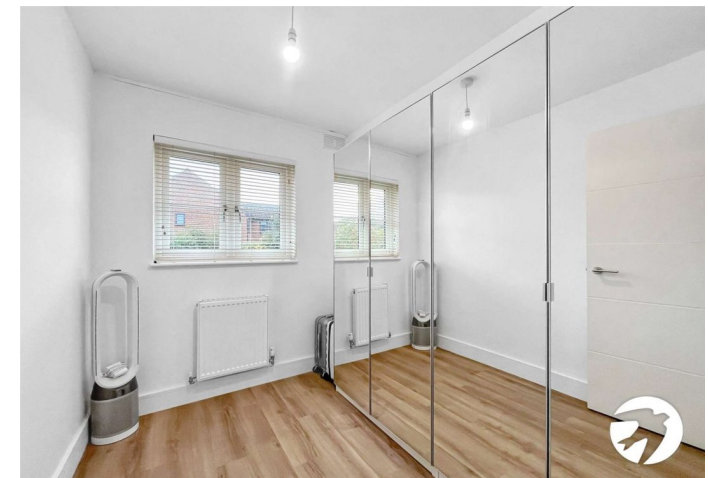
£350,000

Freehold

Welcome to this modern and spacious terraced house located in the sought-after Newington Village. Boasting four bedrooms, this property offers ample space for a growing family or those looking for extra room to accommodate guests.

Upon entering, you will be greeted by a well-maintained home. The kitchen and downstairs cloak room are at the front of the home then you move through to a spacious lounge diner across the back. The garden is a maintainable size, perfect for enjoying the outdoors or hosting gatherings with friends and family. The property also benefits from off-street parking.

The property is also conveniently located within 1.2 miles of the nearest station, making commuting a breeze.



## Benefitting from:

- Perfect home for a growing family
- Walking distance to Newington railway station
- Move straight in with no updating needed
- Allocated parking
- Low maintenance rear garden
- Popular village location with local shops within walking distance
- Council Tax: D
- EPC Rating: B

## Accommodation

### GF Cloakroom:

**Kitchen:** 3.6m x 2.97m (11'10" x 9'9")

**Lounge:** 7.6m x 4.1m (24'11" x 13'5")

**Bedroom 4:** 3.35m x 2.8m (11' x 9'2")

**Bedroom 3:** 2.24m x 4.55m (7'4" x 14'11")

**Bedroom 2:** 4.55m x 3.96m (14'11" x 13')

**Bathroom:** 3.6m x 2.74m (11'10" x 9')

**Bedroom 1:** 4.01m x 4.04m (13'2" x 13'3")

**Ensuite:** 2.64m x 2.92m (8'8" x 9'7")

## Exterior

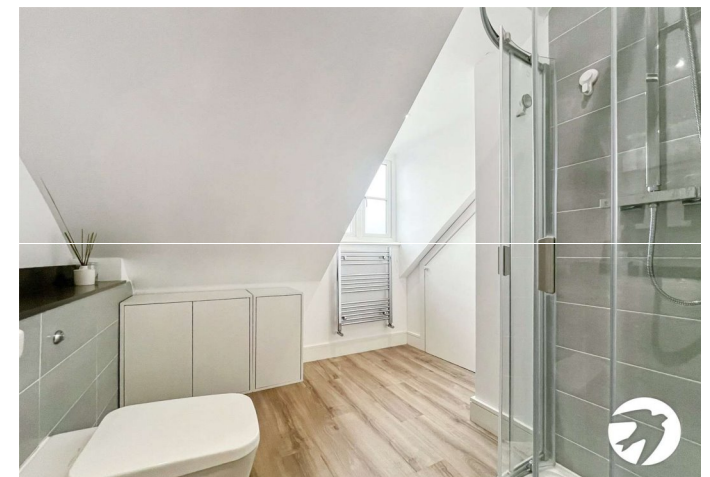
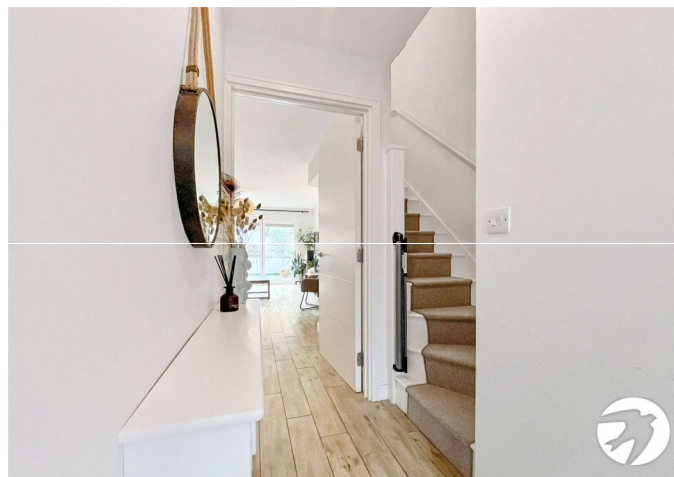
- Allocated parking
- Guest parking space
- Rear Garden





EPC Rating - B

Council Tax - D





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



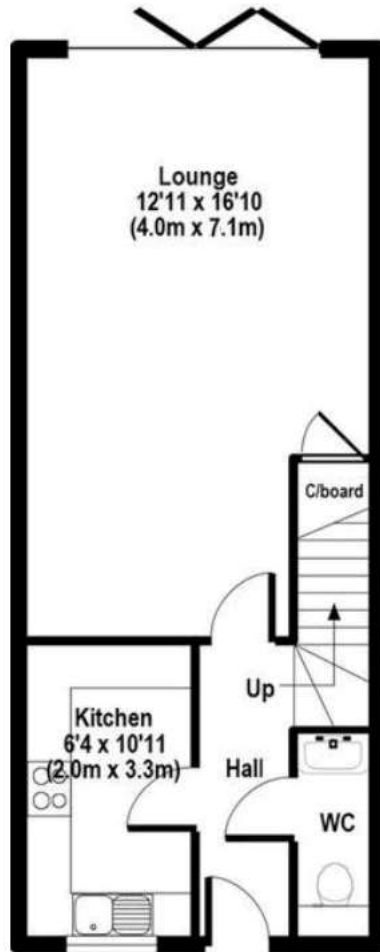
(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

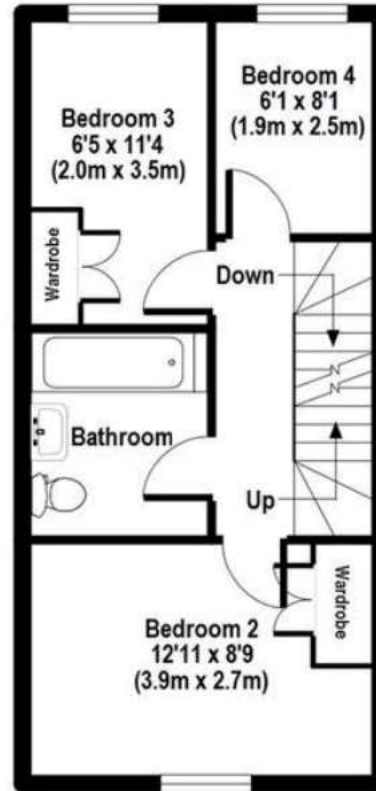
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SALES | MORTGAGES | LEGALS

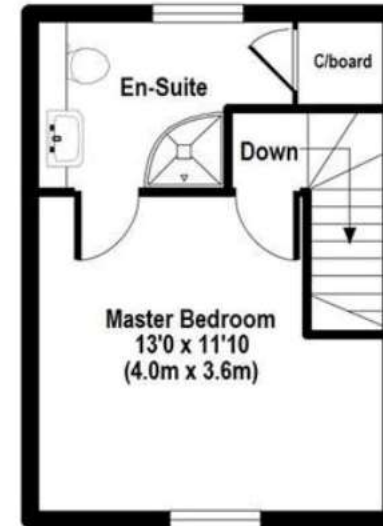
**ROBINSON MICHAEL & JACKSON**



Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 960.65 sq. ft / 89.28 sq. m

**Charlotte Court**

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