



## Charles Street, Annan

- Immaculate, Walk in Condition Mid Link House,
- 2 Double Bedrooms, Bathroom,
- Living Room and Dining Room,
- Well Established Gardens,
- Modern Kitchen, D/G, C/H,
- Energy Rating - D

**Fixed Asking Price £83,500**

**HUNTERS®**  
HERE TO GET *you* THERE

# Charles Street, Annan

## DESCRIPTION

Well presented with a walk in conditions the perfect description for this Mid Link House, situated in a popular area of Annan within walking distance of a wealth of local amenities and transport links. Contact Hunters Today!

The accommodation is deceptively spacious briefly comprising of Entrance Hallway, Living/Dining Room, Modern Fitted Kitchen, 2 Double Bedrooms and Bathroom. The property is benefiting from Central Heating, Double Glazing, Front and Rear Garden.

A viewing is imperative to fully appreciate the property, the cul-de-sac location and access to local amenities. No Onward Chain.

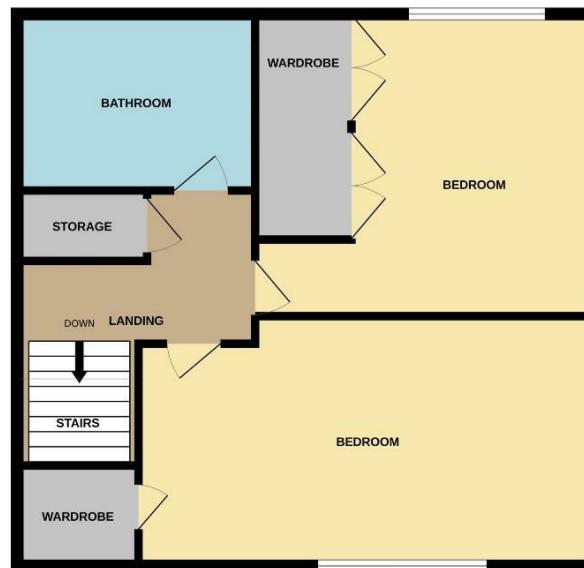




GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2022

## Viewing

Please contact Hunters on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

6 Abbey Street, Carlisle, CA3 8TX

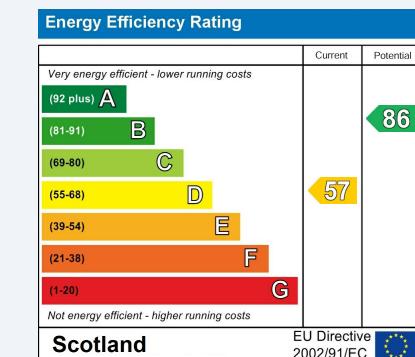
Tel: 01387 245 898

Email: [centralhub@hunters.com](mailto:centralhub@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**HUNTERS®**  
HERE TO GET *you* THERE