



## UPPER TOWN GIBRALTAR

GIB:33633 | Bedrooms: 2 | Bathrooms: 1

**£569,950**

Charming Detached House with Expansion Potential

BFA proudly presents this charming detached house, conveniently located near the town center.

Featuring:

- Two Spacious Bedrooms:

Original fireplaces add character, awaiting restoration.

- Cosy Living Room & Generous Kitchen: Perfect for relaxation and gatherings.

- Private Terrace with Shed:

Ideal for al fresco dining, or simply unwinding in the fresh air, with additional storage.

- Potential for Expansion:

Private water tank area offers options for conversion into a gym, cinema room, or bar.

- Storage Attic & Future Development Opportunity:

Additional storage space and potential to extend the property with planning permissions.

Don't miss this chance to own a character-filled home with exciting potential. Contact us for more details and to arrange a viewing

### PROPERTY DETAILS:

<b>Service charges:</b>	£60 Quarterly
<b>Current rates:</b>	£40 Quarterly
<b>Parking:</b>	Parking Facility
<b>Interior Size:</b>	90m <sup>2</sup>
<b>Exterior Size:</b>	20m <sup>2</sup>
<b>Lease terms:</b>	94 years