



This well-presented period corner terrace is set over three floors and comprises a spacious living room with a feature bay window and a dining kitchen on the ground floor. On the first floor, there are two bedrooms and a shower room, while the second floor offers an additional two bedrooms, providing far-reaching views from the front elevation. Externally, there is a pleasant, good-sized garden with a lawn and seating area to the front.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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### LIVING ROOM

13'5" x 14'11" (4.1m x 4.57m)

Features include a part-glazed entrance door, double glazed bay and standard window, a gas fire with period-style surround, radiator, under stair storage, and stairs to the first-floor landing.



### KITCHEN

13'3" x 10'7" (4.06m x 3.25m)

Two double glazed sash windows, fitted wall and base units, stainless steel sink, tiled splashbacks, an integrated oven and hob, plumbing for a washing machine and dishwasher, and a part-glazed stable door providing access to the rear.



### FIRST FLOOR LANDING

Double glazed window and stairs to the second floor.



### BEDROOM THREE

7'6" x 13'10" (2.31m x 4.22m)

Features a bay window, built-in wardrobe, and a radiator.



### BEDROOM FOUR / STUDY

10'0" x 5'10" (3.07m x 1.78m)

Currently used as a dressing room and includes double glazed window, radiator, built-in wardrobes, and a built in cupboard.



### SHOWER ROOM

12'4" x 3'1" (3.76m x 0.94m)

Double glazed window, enclosed shower cubicle, pedestal wash basin, WC, and a radiator.



### SECOND FLOOR LANDING

#### BEDROOM ONE

13'5" x 13'8" (4.1m x 4.17m)

A double glazed bay window and standard window, radiator, and feature period fire place



#### BEDROOM TWO

13'6" x 10'7" (4.14m x 3.25m)

Double glazed window, radiator, and built-in wardrobes.



### EXTERIOR

A spacious private garden area to the front with lawn and seating areas, along with a small courtyard-style area at the rear. Parking is available on the road adjacent to the property. Parking space for several vehicles is available to the side of the property, although this area is not officially recorded on the deeds.

### NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.  
Council Tax Band: C  
EPC Rating: D