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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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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.

NO ONWARD CHAIN – This well-presented mid-terrace property offers spacious accommodation over three floors, featuring **TWO RECEPTION ROOMS**, a fitted kitchen, **THREE DOUBLE BEDROOMS** across the upper levels, and a good-sized family bathroom. To the rear is an enclosed, low-maintenance courtyard garden and **OFF-ROAD PARKING** for one vehicle.

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LIVING ROOM

9'11 x 12'9 (3.02m x 3.89m)

Timber door, double glazed window, open fireplace, period-style radiator, and wooden flooring.



STAIRWELL

Period-style radiator, wooden flooring, and stairs to the first floor.

DINING ROOM

11'7 x 12'9 (3.53m x 3.89m)

Open fireplace, period-style radiator, tiled flooring, access to the cellar, and open to the kitchen.



KITCHEN

7 x 11'8 (2.13m x 3.56m)

Timber door, two double glazed windows, fitted wall and base units with a wooden worktop over, four-ring gas hob, integral oven, stainless steel sink and drainer with mixer tap over, period-style radiator, and tiled flooring.



LANDING

Stairs to the second floor.

BEDROOM ONE

9'11 x 12'8 (3.02m x 3.86m)

uPVC double glazed window, built-in wardrobe, and period-style radiator.

BATHROOM

8'11 x 12'9 (2.72m x 3.89m)

uPVC double glazed window, enclosed shower cubicle with wall-mounted shower fitment, freestanding roll-top bath, WC with pull-chain flush, wash basin, towel-heating radiator, part-tiled walls, and wooden flooring.



SECOND FLOOR

BEDROOM TWO

13'2 x 12'9 (4.01m x 3.89m)

Two double glazed Velux windows, period-style radiator, and wooden flooring.



BEDROOM THREE

12'8 x 11'6 (3.86m x 3.51m)

Double glazed Velux window and period-style radiator.



CELLAR

10'2 x 11'8 (3.10m x 3.56m)

Light and power.

EXTERIOR

To the rear is an enclosed, low-maintenance courtyard garden and off-road parking for one vehicle.



NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: E