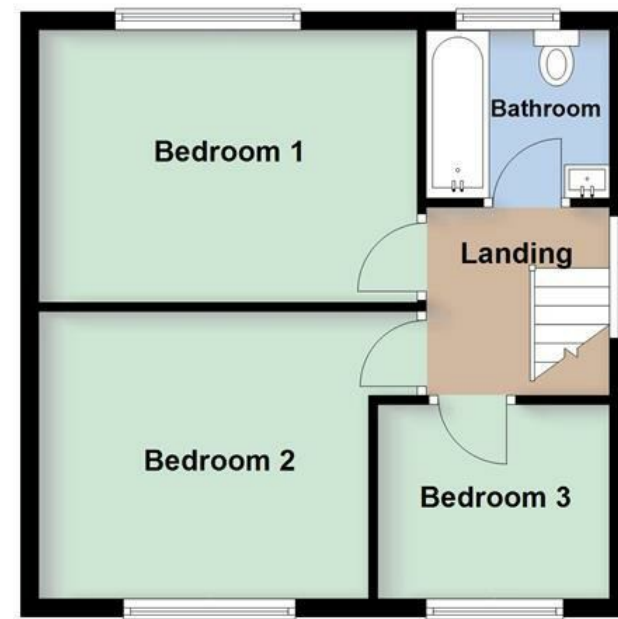


Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



EARLY VIEWING HIGHLY RECOMMENDED. A spacious semi detached property situated within a popular location close to local schools. Benefitting from a **GOOD SIZED GARDEN** to the rear together with garden frontage. Comprising; hallway, lounge, dining room, fitted kitchen, **THREE BEDROOMS** and fitted bathroom.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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ENTRANCE HALL

10'8 x 6'8 (3.25m x 2.03m)

Double glazed entrance door, stairs to first floor, radiator, ceiling coving, under stairs cupboard.

LIVING ROOM

13'10 x 10'6 (4.22m x 3.20m)

Double glazed window, radiator, two wall light points, cast iron stove with slate effect hearth and wooden mantel, opening onto;



SIDE PORCH

12'6 x 3'9 (3.81m x 1.14m)

Double glazed door to front and door to rear garden.

FIRST FLOOR LANDING

Frosted double glazed window, access to roof void, ceiling coving.

BEDROOM ONE

13'8 x 10'2 into robes (4.17m x 3.10m into robes)

Fitted wardrobes, radiator, double glazed window.



BEDROOM TWO

13'8 x 10'6 (4.17m x 3.20m)

Double glazed window, radiator, ceiling coving.



BEDROOM THREE

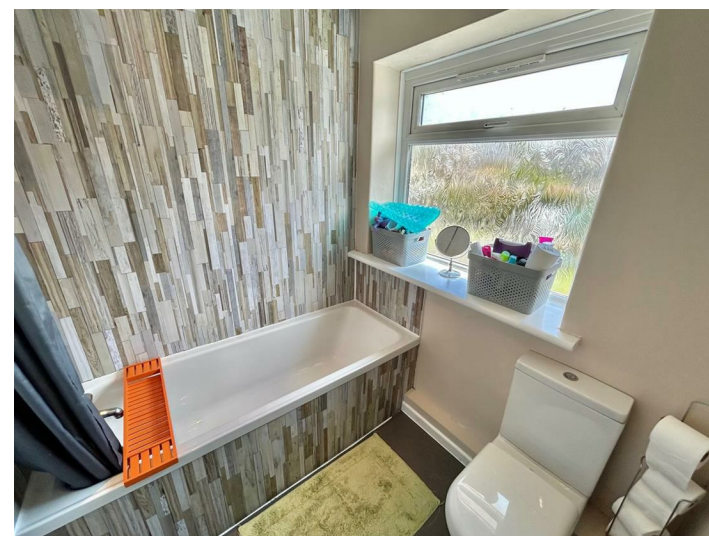
9'4 x 7'6 (2.84m x 2.29m)

Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, heated towel rail, frosted double glazed window.



OUTHOUSES

There are two outhouse storage rooms together with a larger storage room with window.

EXTERNALLY

To the front of the house there is a paved frontage with gated access and a partial hedgerow surround.

The rear of the property benefits from a patio area leading to the main garden, laid to lawn with artificial grass area and a further hardstanding to the rear of the garden with gated access to an access road to the rear (this area could easily be altered to provide off road parking accessed from the rear access road).



NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D



DINING ROOM

10'9 x 9'11 (3.28m x 3.02m)

Double glazed sliding patio doors leading to garden, radiator.



FITTED KITCHEN

10'1 x 9'10 (3.07m x 3.00m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for washing machine and tumble dryer, space for fridge/freezer, wall mounted central heating boiler, double glazed window, radiator, tiled flooring, door to;