



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



Offered with NO ONWARD CHAIN, this TWO BEDROOM MID TERRACE PROPERTY comprises an entrance hall, living room, fitted kitchen, utility room, two bedrooms, and a bathroom. The property also benefits from a useful cellar. Externally, there is an enclosed, low maintenance courtyard garden to the rear.

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

uPVC entrance door and stairs leading to the first floor.

LIVING ROOM

12'11 x 10'10 (3.94m x 3.30m)

uPVC double glazed window and radiator.

KITCHEN

12'4 x 13'11 (3.76m x 4.24m)

uPVC double glazed window, fitted wall and base units, electric hob with integrated oven and grill, stainless steel 1.5 bowl sink and drainer with mixer tap over, radiator, and stairs leading to the first floor.

UTILITY ROOM

9'11 x 5'6 (3.02m x 1.68m)

Timber access door, uPVC double glazed window, and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

13 x 10'8 (3.96m x 3.25m)

uPVC double glazed window, radiator, and a built in cupboard.

BEDROOM TWO

12'3 x 7'5 (3.73m x 2.26m)

uPVC double glazed window and radiator.

BATHROOM

9'3 x 6'3 (2.82m x 1.91m)

uPVC double glazed window, P shaped bath with wall mounted shower over, WC, pedestal wash basin, built in cupboard, radiator, part tiled walls, and tile effect flooring.

EXTERIOR

To the rear of the property is an enclosed, low maintenance courtyard garden.

NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

