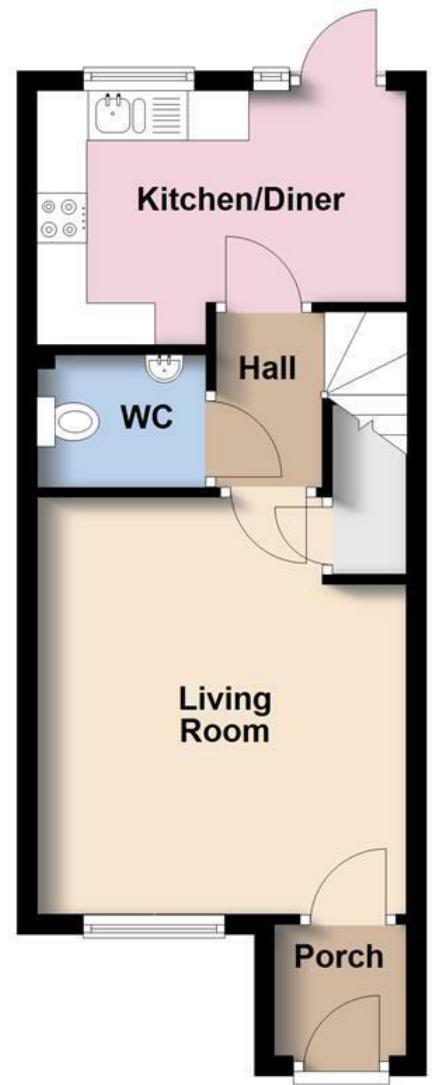
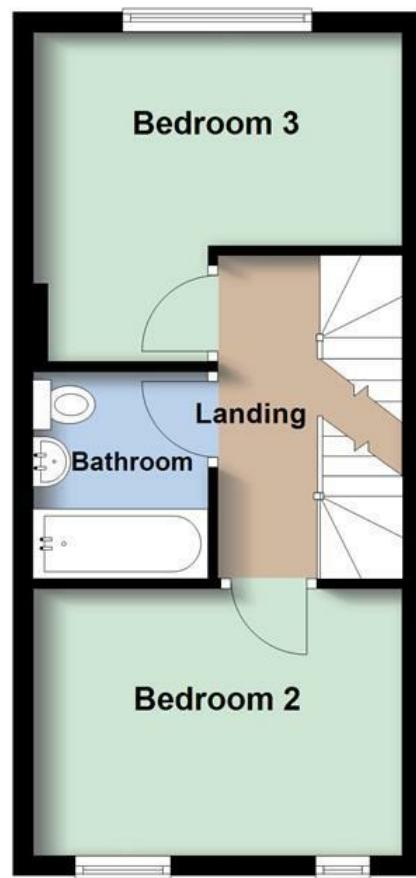




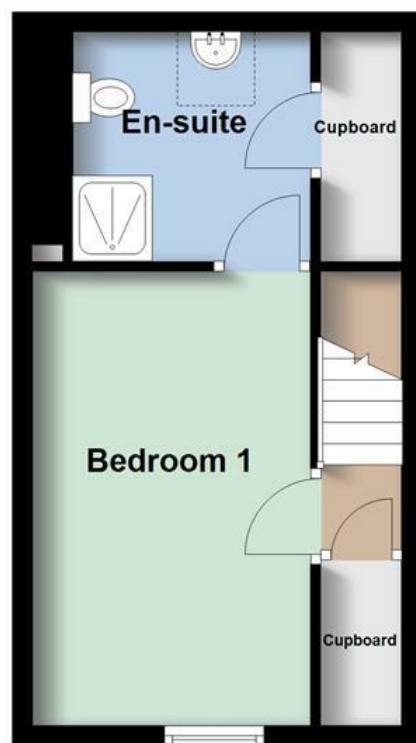
**Ground Floor**



**First Floor**



**Second Floor**



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

Plan produced using PlanUp.

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.

This contemporary THREE-BEDROOM MID TERRACE PROPERTY, set within a modern development, offers spacious living accommodation arranged OVER THREE FLOORS. The ground floor comprises a porch, living room, fitted dining kitchen, and a convenient WC. On the first floor there are two double bedrooms and a family bathroom, with the main bedroom occupying the second floor, complete with an en suite shower room. Externally, the property benefits from OFF ROAD PARKING to the front and an enclosed rear garden with patio and lawn.

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#### PORCH

Composite entrance door, radiator, and wood effect flooring.

#### LIVING ROOM

13'9 x 12'2 (max) (4.19m x 3.71m (max))

uPVC double glazed window, radiator, and understairs cupboard.



#### KITCHEN

8'4 x 12'2 (max) (2.54m x 3.71m (max))

uPVC double glazed double doors and window, fitted wall and base units, four ring gas hob, integral oven, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, and wood effect flooring.



#### GROUND FLOOR WC

WC with push flush, pedestal wash basin with mixer tap, radiator, and wood effect flooring.

#### HALLWAY

Wood effect flooring and stairs to the first floor.

#### FIRST FLOOR LANDING

Radiator and stairs to the second floor.

#### BEDROOM TWO

8'8 x 12'2 (2.64m x 3.71m)

Two uPVC double glazed windows and radiator.

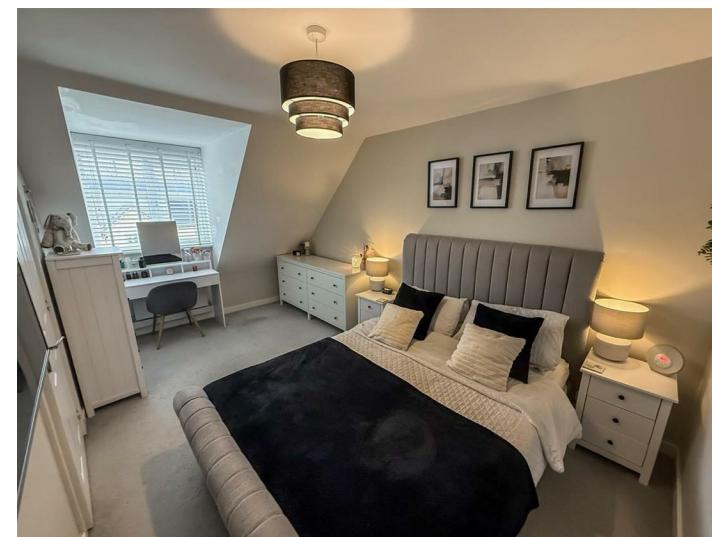


#### BEDROOM THREE

10'10 x 12'2 (3.30m x 3.71m)

uPVC double glazed window and radiator.

**NOTES**  
Notes - Tenure: Freehold  
Council Tax Band: C  
EPC Rating: B



#### SECOND FLOOR LANDING

Built in cupboard.

#### BEDROOM ONE

15'1 x 8'9 (4.60m x 2.67m)

uPVC double glazed windows, radiator, and loft access.

#### EN SUITE SHOWER ROOM

7'6 x 7'10 (2.29m x 2.39m)

Double glazed Velux window, radiator, enclosed shower cubicle with wall mounted shower fitment, pedestal wash basin with mixer tap, WC with push flush, radiator, part tiled walls, wood effect flooring, and built in cupboard.

#### EXTERIOR

Off road parking for two vehicles to the front and an enclosed rear garden featuring a patio and lawn.