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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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Situated in a popular residential area, this **THREE BEDROOM SEMI DETACHED** home offers **SPACIOUS** accommodation comprising a bay-fronted open plan living and dining room, a fitted kitchen, and a separate utility room with a WC. The first floor boasts three well-proportioned bedrooms and a family bathroom. Externally, there is **OFF ROAD PARKING** and a **PURPOSE BUILT DETACHED OUTBUILDING** with light, power, and a security alarm.

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HALLWAY

uPVC door, radiator, under stairs storage, wood effect flooring, and stairs to the first floor.

LIVING ROOM

15'6 x 11'1 (4.72m x 3.38m)
uPVC double glazed bay window, radiator, wood effect flooring, and opening to the dining room.



UTILITY ROOM

11'6 x 7'7 (3.51m x 2.31m)
uPVC door and two double glazed windows, fitted base units, plumbing for a washing machine and dryer, radiator, and wood effect flooring.



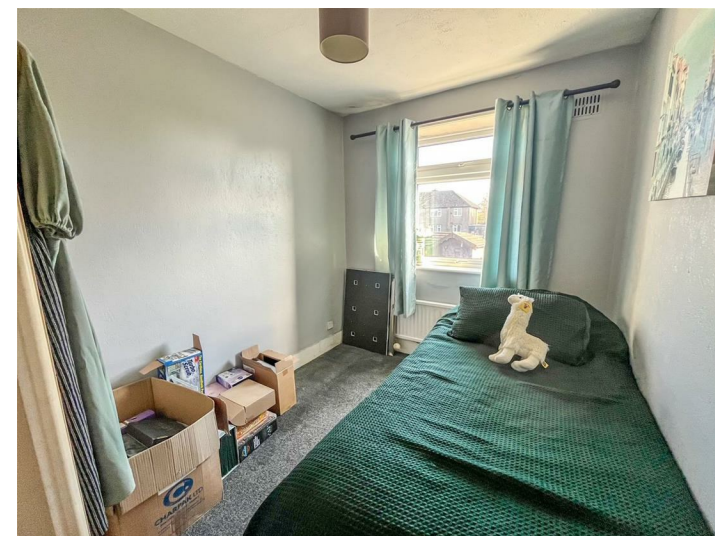
BEDROOM TWO

8'7 x 9'10 (2.62m x 3.00m)
uPVC double glazed window, radiator, and a built in wardrobe.



BEDROOM THREE

9'10 x 7'7 (3.00m x 2.31m)
uPVC double glazed window and a radiator.



BATHROOM

10 x 6'3 (3.05m x 1.91m)
uPVC double glazed window, P shaped bath with wall mounted shower fitting, WC with a push flush, pedestal wash basin with a mixer tap, radiator, part tiled walls, and wood effect flooring.



EXTERIOR

The front of the property offers a driveway with parking for two vehicles whilst to the rear is a spacious enclosed garden comprising a patio, raised lawn and a detached outbuilding with light & power.



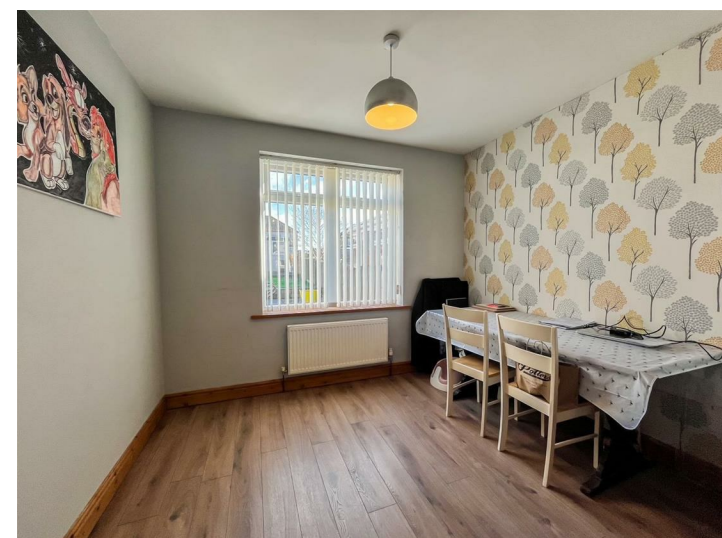
NOTES

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



DINING ROOM

7'8 x 9'10 (2.34m x 3.00m)
uPVC double glazed window, radiator, and wood effect flooring.



KITCHEN

12'11 x 7'7 (3.94m x 2.31m)
uPVC double glazed window, fitted wall and base units, space for a cooker, stainless steel 1.5 bowl sink and drainer with a mixer tap, radiator, and tile effect flooring.

WC

uPVC double glazed window, WC with a push flush, and wood effect flooring.

LANDING

uPVC double glazed window.

BEDROOM ONE

13'4 x 11'2 (4.06m x 3.40m)
uPVC double glazed window, radiator, built in wardrobe, and loft access.