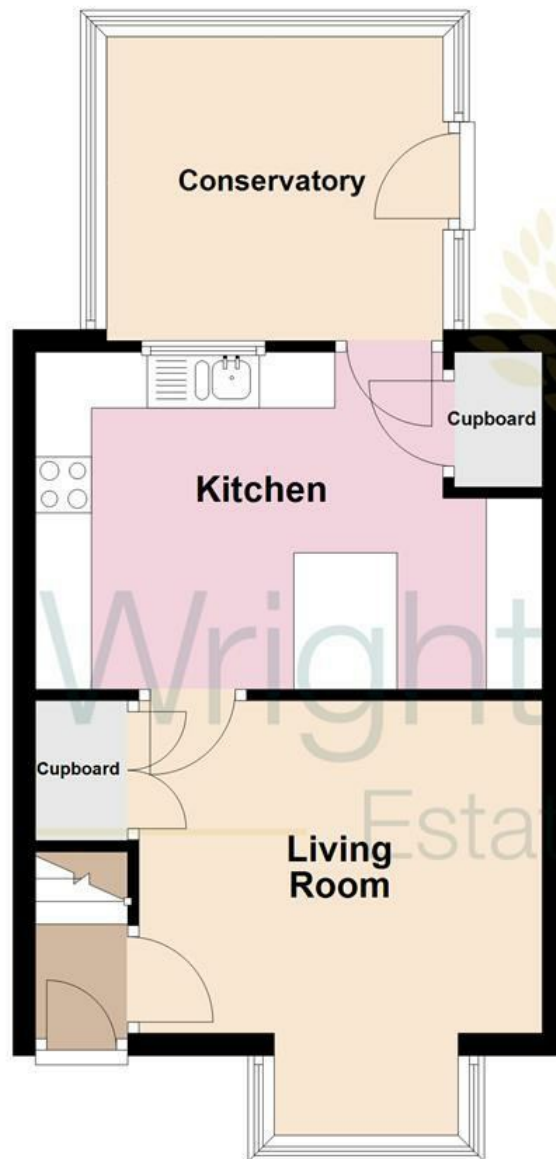
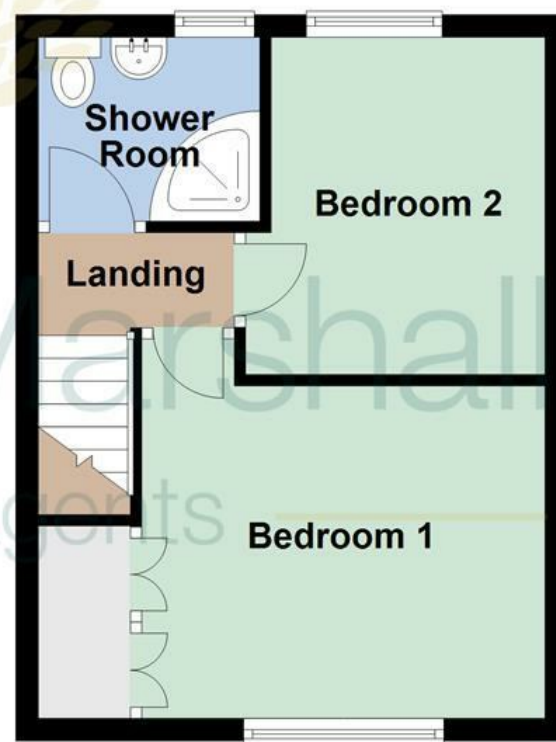




Ground Floor



First 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.
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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.



Located in a popular residential area, this WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME is ideal for first time buyers and offers spacious accommodation throughout. The ground floor features an entrance hall, living room, fitted kitchen, and conservatory. To the first floor are two bedrooms and a modern shower room. Externally, the property benefits from enclosed front and rear gardens, with an Indian stone flagged patio to the front and a lawned garden with patio seating area to the rear.

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ENTRANCE HALL

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

12'9 x 11'10 max (3.89m x 3.61m max)
uPVC double glazed bay window, radiator, under stairs cupboards, and wood effect flooring.



KITCHEN

9'11 x 14'11 (3.02m x 4.55m)
Two uPVC double glazed windows, fitted wall and base units, breakfast bar, four ring gas hob, integral oven and grill, stainless steel 1.5 bowl sink and drainer with mixer tap over, integral fridge freezer, integral washer/dryer, radiator, tile effect flooring, and built in cupboard housing the combi boiler.



CONSERVATORY

8'11 x 9'10 (2.72m x 3.00m)
uPVC door, double glazed windows, and tiled flooring.

FIRST FLOOR LANDING

Loft access via a drop down ladder

BEDROOM ONE

10 x 11'10 (3.05m x 3.61m)
uPVC double glazed window, radiator, and built in wardrobes.



BEDROOM TWO

9'11 x 8 (3.02m x 2.44m)
uPVC double glazed window and radiator.



SHOWER ROOM

5'5 x 6'6 (1.65m x 1.98m)
uPVC double glazed window, enclosed shower cubicle with wall mounted shower fitment, wash basin with mixer tap over, WC with push flush, ladder style radiator, tiled walls, and tile effect flooring.



EXTERIOR

The front of the property features an enclosed Indian stone flagged patio. To the rear of the property is an enclosed lawned garden with a patio seating area.

NOTES

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