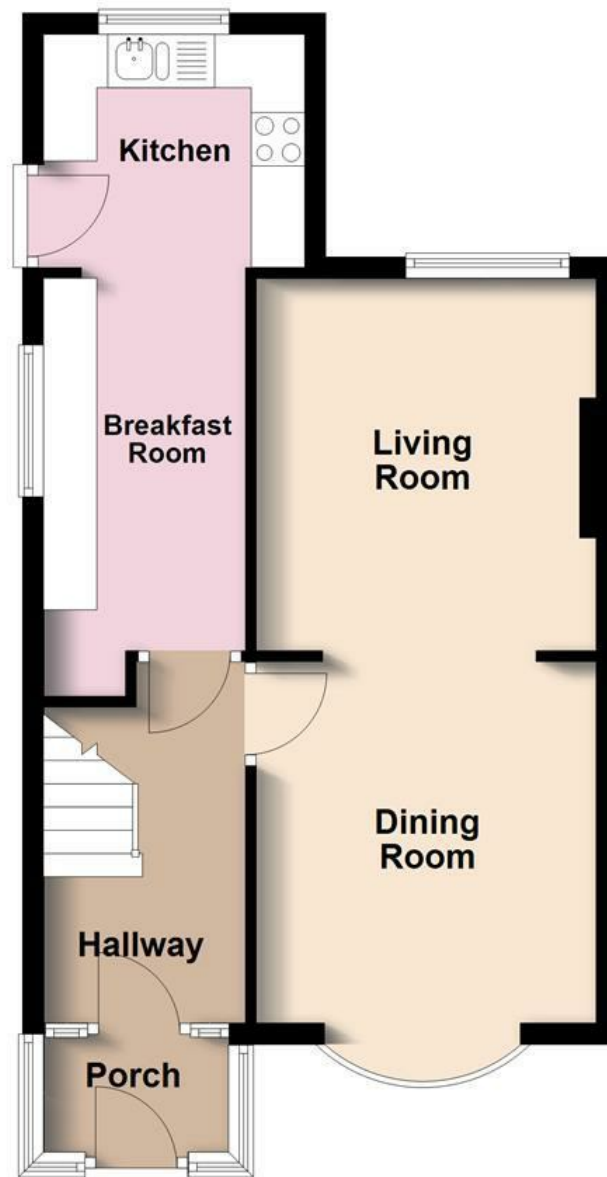
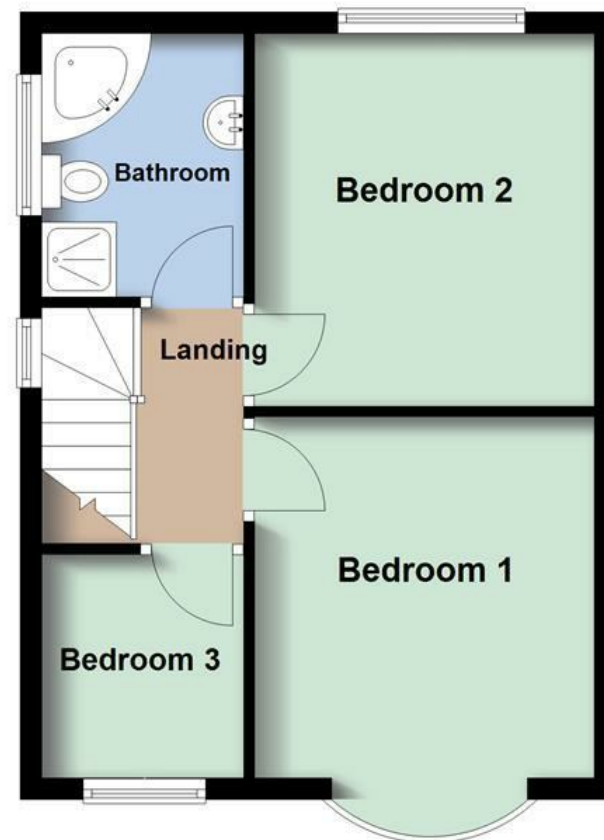


Ground Floor



First Floor



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



EARLY VIEWING RECOMMENDED. A traditional 1930's DETACHED family home situated within a popular location. Comprising; porch, hallway, lounge dining room, EXTENDED kitchen and breakfast room. **THREE BEDROOMS** and fitted bathroom. Externally there is driveway parking together with a paved garden and DETACHED GARAGE/WORKSHOP.

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 PORCH

Double glazed entrance door, double glazed windows, tiled flooring, cloaks hanging space.

HALLWAY

Double glazed door with two frosted double glazed windows, stairs to first floor, radiator, meter cupboard.



LIVING ROOM

11'5 x 10'6 (3.48m x 3.20m)
Double glazed window, fireplace with wooden surround, living flame gas fire with marble effect hearth and back, two wall light points, ceiling coving, ceiling rose, opening onto;



DINING ROOM

12'2 into bay x 10'6 (3.71m into bay x 3.20m)
Double glazed bay window, radiator, two wall light points, ceiling rose with mouldings.



BREAKFAST ROOM

10'7 x 6'2 (3.23m x 1.88m)
(Previously the kitchen before the extension was done), base mounted units with breakfast bar, fitted fridge and freezer, cupboard housing central heating boiler, double glazed window, opening onto;



FITTED KITCHEN

8'1 x 7'2 (2.46m x 2.18m)
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, double glazed window, frosted double glazed door to outside.



FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

12'2 into bay x 10'6 (3.71m into bay x 3.20m)
Double glazed bay window, radiator, ceiling coving.



BEDROOM TWO

11'5 x 10'6 (3.48m x 3.20m)
Double glazed window, ceiling coving, radiator.



BEDROOM THREE

6'10 x 6'2 (2.08m x 1.88m)
Double glazed window, radiator.



BATHROOM

Corner bath, low level WC, pedestal wash hand basin, shower cubicle with shower fittings over, tiled walls, frosted double glazed window, radiator, heated towel rail.



EXTERNALLY

To the front of the house there is a driveway providing off road parking and leading to the detached garage, there is also walled frontage with borders.

The rear of the property offers an enclosed paved garden with seating area, raised borders and enclosed boundaries.



DETACHED GARAGE/WORKSHOP

15'5 x 9'3 (4.70m x 2.82m)
Up and over door, electric power and lighting, two glazed windows.

