



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.

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NO ONWARD CHAIN - This **THREE-BEDROOM** Edwardian stone built **SEMI-DETACHED** period property is located in a highly sought after residential area close to the town centre and local amenities. The accommodation includes a porch, hallway, bay-fronted living room, dining room, kitchen, utility room and ground floor shower room. To the first floor there are three bedrooms and a modern bathroom. Externally, there is a **DRIVEWAY** to the front and an enclosed lawn garden to the rear.

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PORCH

Composite door and double-glazed windows.

HALLWAY

uPVC double-glazed windows, radiator, and stairs to the first floor.



LIVING ROOM

13'10" x 11'10" (max) (4.22m x 3.63m (max))
uPVC double-glazed bay window, gas fire, and radiator.



DINING ROOM

12 x 11'11" (3.66m x 3.63m)
uPVC double-glazed window, gas fire, radiator, and under-stairs cupboard.



KITCHEN

12'4 x 9'7 (3.76m x 2.92m)
uPVC door and double-glazed window, fitted wall and base units, space for a range cooker, 1.5 bowl sink and drainer with a mixer tap, integral dishwasher, and wood-effect flooring.



UTILITY ROOM

7'8 x 4'9 (2.34m x 1.45m)
uPVC double-glazed window and Velux window, plumbing for a washing machine and dryer with a fitted worktop over, radiator, and tiled flooring.

SHOWER ROOM

7'9 x 3'3 (2.36m x 0.99m)
uPVC double-glazed window, walk-in shower cubicle with a wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, and tiled flooring.



LANDING

Access to fully boarded loft spaces via a drop-down ladder.

BEDROOM ONE

13'10" x 11'10" (max) (4.22m x 3.63m (max))
uPVC double-glazed bay window, fitted wardrobes, and radiator.



BEDROOM TWO

10'11 x 8'7 (3.33m x 2.62m)
uPVC double-glazed window, built-in cupboard, and radiator.



BEDROOM THREE

6'6 x 9'9 (1.98m x 2.97m)
uPVC double-glazed window and radiator.



BATHROOM

5'4 x 6'5 (1.63m x 1.96m)
uPVC double-glazed window, bath with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, and tiled flooring.



EXTERIOR

To the front of the property is a tarmac driveway, and to the rear is an enclosed lawn garden.



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