



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.

Well presented and conveniently located semi detached town house offered furnished/unfurnished. Accommodation comprises : Entrance hallway, living room, fitted kitchen with appliances, living room, 3 bedrooms and bathroom with shower. The accommodation benefits from gas central heating, garage/office space and off road parking. EPC Band C. Council tax B Available end Oct 2024. PLEASE NOTE THAT IF YOU REQUIRE THE PROPERTY FULLY FURNISHED THE RENT WILL BE £950.00 PCM