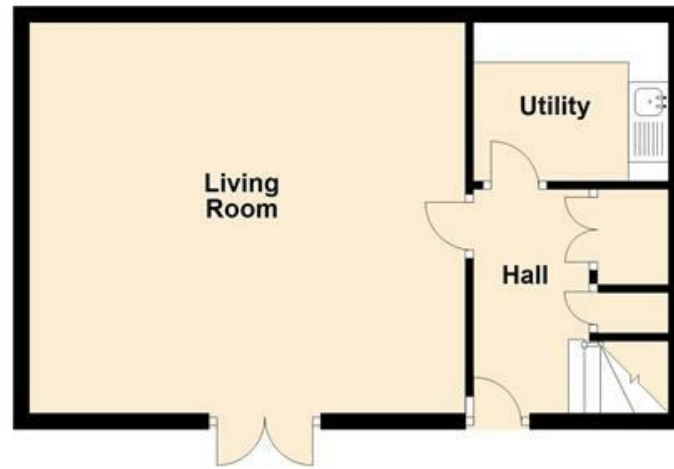


Lower Ground Floor



Ground Floor



First Floor



**EARLY VIEWING RECOMMENDED.** A deceptively spacious townhouse offering **ACCOMMODATION SET OVER THREE FLOORS** plus garage level. Comprising; hallway, WC, fitted dining kitchen with sitting area, living room with French doors to garden, utility room, **THREE BEDROOMS** (master with en-suite) and family bathroom. Externally there are pleasant gardens with **ROOFTOP VIEWS** together with a garage and **DOUBLE PARKING SPACE**.

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.

EARLY VIEWING RECOMMENDED. A deceptively spacious townhouse offering ACCOMMODATION SET OVER THREE FLOORS plus garage level. Comprising; hallway, WC, fitted dining kitchen with sitting area, living room with French doors to garden, utility room, THREE BEDROOMS (master with en-suite) and family bathroom. Externally there are pleasant gardens with ROOFTOP VIEWS together with a garage and DOUBLE PARKING SPACE.

## GROUND FLOOR

### ENTRANCE HALLWAY

Double glazed entrance door, stairs to both first floor and lower ground floor, meter cupboard, radiator, wood effect flooring.

### DOWNSTAIRS WC

Low level WC, wash hand basin, part tiled walls, frosted double glazed window, heated towel rail.

### SPACIOUS DINING KITCHEN/SITTING ROOM

19'11 x 16'0 (6.07m x 4.88m)

Fitted with wall and base mounted units with wooden work surfaces over and matching returns, single drainer sink unit with mixer tap including an instant boiler water tap, fitted fridge/freezer, fitted dishwasher, fitted double oven with four ring gas hob and extractor above, two double glazed windows (one with roof top views), wood effect flooring, pantry with wall mounted central heating boiler, radiator, space for table and chairs and a sitting area.



### SITTING AREA

Wood effect flooring.



## LOWER GROUND FLOOR

### HALL

Double glazed door to garden, under stairs storage cupboards, wood effect flooring.

### LIVING ROOM

17'11 x 16'0 (5.46m x 4.88m)

A spacious room with French doors opening onto the patio and garden, two radiators, fireplace with wooden surround, electric fire and marble effect hearth, wood effect flooring.



### UTILITY ROOM

7'4 x 6'4 (2.24m x 1.93m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainers ink unit with mixer tap, fitted freezer, space for washing machine and tumble dryer, radiator.

### FIRST FLOOR LANDING

Access to all bedrooms.

### MASTER BEDROOM

11'9 x 11'6 (3.58m x 3.51m)

Double glazed window, fitted wardrobes with double bed recess and downlighters, radiator, door to;



### EN-SUITE

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



### BEDROOM TWO

10'3 x 8'10 (3.12m x 2.69m)

Double glazed window with roof top views, fitted wardrobes with double bed recess, radiator.



### BEDROOM THREE

10'4 x 6'10 (3.15m x 2.08m)

Double glazed window, radiator, fitted wardrobes.



### FAMILY BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, frosted double glazed window.



### EXTERNALLY

The property offers a low maintenance front garden with gravel and plantings.

The rear garden offers a good sized patio leading to the main garden, laid to lawn with raised borders and a further decking area with seating, the garden offers pleasant roof top views to the rear and has gated access to the garage level beneath.



### GARAGE LEVEL

Including a single garage with up and over door, power and lighting together with two additional parking spaces and a small lawned garden.