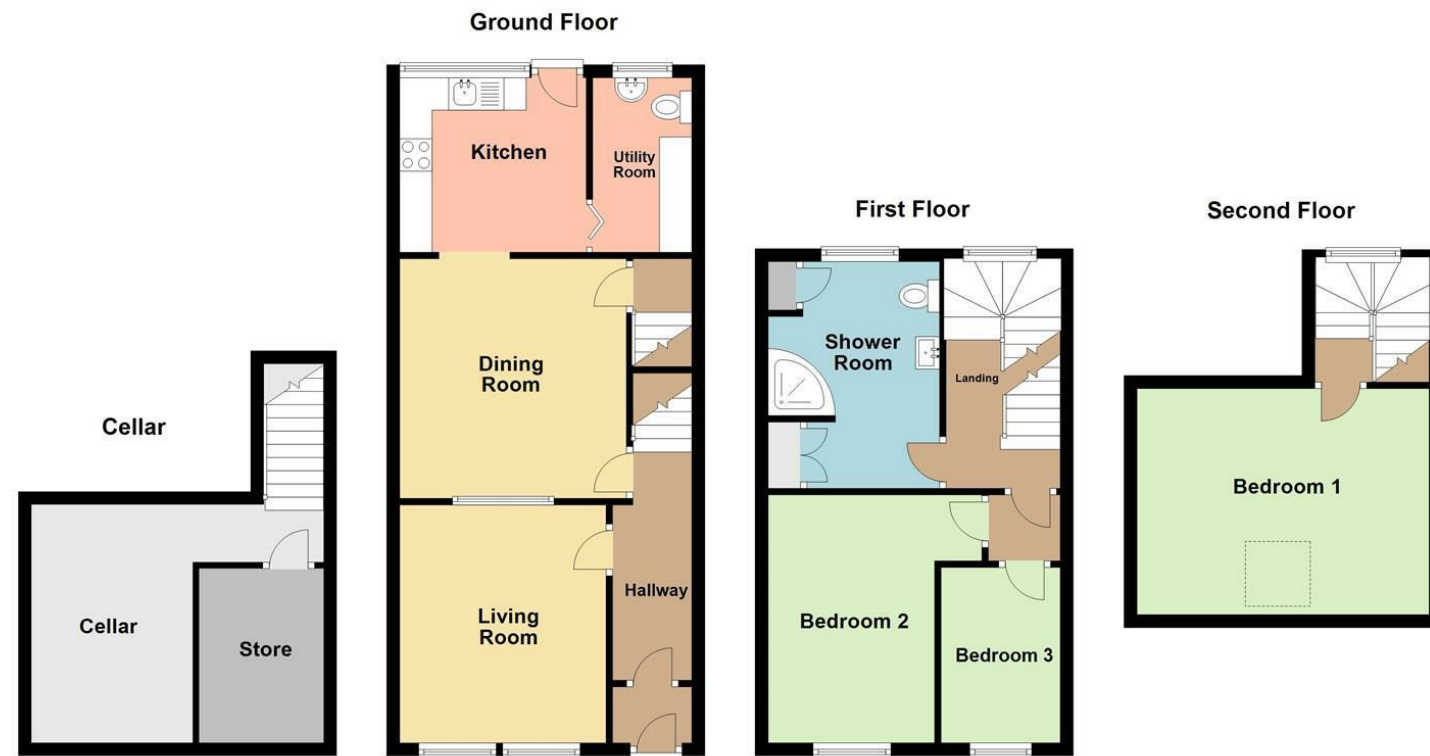




MISREPRESENTATION ACT 1967.

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.

A stone built terraced property situated within a popular central location, in need of some updating and offered for sale with **NO ONWARD CHAIN**. Comprising; hallway, living room, dining room, fitted kitchen, utility room, **THREE DOUBLE BEDROOMS**, shower room and enclosed yard to the rear. **UNDERSTOOD TO REQUIRE UNDERPINNING** and offering **HUGE POTENTIAL** to the right purchaser.

Offering HUGE POTENTIAL to the right purchaser. A stone built terraced property situated within a popular central location and offered for sale with NO ONWARD CHAIN. Comprising; hallway, living room, dining room, fitted kitchen, utility room, THREE DOUBLE BEDROOMS, shower room and enclosed yard to the rear. UNDERSTOOD TO REQUIRE UNDERPINNING.

ENTRANCE VESTIBULE

Frosted double glazed entrance door, wood effect flooring, cloaks hanging space, glazed door to;

HALLWAY

Stairs to first floor, radiator, wood effect flooring.

LIVING ROOM

12'0 x 10'6 (3.66m x 3.20m)
Fireplace with marble effect surround and electric fire, radiator, two double glazed windows, picture rail, frosted internal window.



DINING ROOM

12'2 x 11'0 (3.71m x 3.35m)
Radiator, wood effect flooring, cast iron stove set within chimney breast with open brick surround and stone effect hearth, door to cellar and opening onto;



FITTED KITCHEN

9'5 x 8'0 (2.87m x 2.44m)
Fitted with wall and base mounted units with work surfaces and matching returns, single drainer sink unit with mixer tap, space for gas cooker with extractor above, space for fridge/freezer and washing machine, wood effect flooring, double glazed window and frosted double glazed door, door leading to;



UTILITY ROOM

8'11 x 4'5 (2.72m x 1.35m)
Double glazed window, WC with a push flush, wash basin with a mixer tap, fitted base level unit and wood effect flooring.



CELLARS

A single chamber with meters and stone shelving 11'9 x 7'10 plus a storage room 7'10 x 5'5

FIRST FLOOR LANDING

Double glazed window, stairs to second floor.

BEDROOM TWO

12'2 x 8'7 (3.71m x 2.62m)
Double glazed windows, radiator.



BEDROOM THREE

8'11 x 5'11 (2.72m x 1.80m)
Double glazed window.



SHOWER ROOM

12'2 x 8'4 (3.71m x 2.54m)
Double glazed window, corner shower cubicle with a wall mounted fitment, WC with a push flush, wash basin with a mixer tap over, built in cupboards, radiator, part tiled walls and wood effect flooring



SECOND FLOOR LANDING

Access to bedroom three (part restricted height).

BEDROOM ONE

14'6 x 11'4 (4.42m x 3.45m)
Double glazed Velux style window, radiator.



EXTERNALLY

To the front of the house there is garden frontage with walled surround.

The rear of the property offers a small yard with seating area, walled surround and overlooking the River Wye.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: B
EPC Rating: D