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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered to the market with NO ONWARD CHAIN - Situated in a quiet cul-de-sac, this modern semi-detached property features an entrance hall, a spacious living room, a fitted kitchen with integrated appliances, and a convenient ground floor WC. Upstairs, there are **THREE WELL-PROPORTIONED BEDROOMS**, including a main bedroom with an en-suite, as well as a contemporary family bathroom. Externally, the property boasts a driveway providing off-road parking for two vehicles and an enclosed rear garden with a patio, lawn, and raised beds.

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HALL

Composite door, radiator, and wood-effect flooring.

LIVING ROOM

16'2 x 16'1 (max) (4.93m x 4.90m (max))
uPVC double-glazed window, radiator, wood-effect flooring, and stairs to the first floor.



KITCHEN DINER

8'2 x 16'1 (2.49m x 4.90m)
uPVC double-glazed double doors and window, fitted base and wall units with a wood-effect worktop, stainless steel sink and drainer with a mixer tap, four-ring gas hob, integral oven, integral fridge freezer, integral dishwasher, integral washing machine, radiator, built-in under-stairs cupboard, and wood-effect flooring.



GROUND FLOOR WC

uPVC double-glazed window, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and wood-effect flooring.



FIRST FLOOR LANDING

Built-in cupboard and loft access.

BEDROOM ONE

9 x 12'8 (2.74m x 3.86m)
uPVC double-glazed window, built-in cupboard, and radiator.



EN SUITE

4'11 x 5'5 (1.50m x 1.65m)
uPVC double-glazed window, enclosed shower cubicle with a wall-mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, ladder-style radiator, and wood-effect flooring.



BEDROOMS TWO

8'2 x 9'7 (2.49m x 2.92m)
uPVC double-glazed window and radiator.



BEDROOMS THREE

8'2 x 6'1 (2.49m x 1.85m)
uPVC double-glazed window and radiator.



BATHROOM

6'10 x 6'1 (2.08m x 1.85m)
uPVC double-glazed window, panelled bath with a mixer tap, WC with a push flush, pedestal wash basin with a mixer tap, ladder-style radiator, and wood-effect flooring.



EXTERIOR

To the front is a driveway with parking for two vehicles. To the rear is an enclosed garden with a patio, lawn, and raised beds.



NOTES

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