



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.

We are delighted to offer this recently refurbished 2 bedroom semi detached house located in convenient residential area. Accommodation comprises : - Lounge with feature electric fire and useful understair storage. Modern kitchen/diner with appliances. Two bedrooms one of which has useful store/wardrobe space. Bathroom with shower over bath. The property benefits from electric heating throughout, allocated parking space and rear yard. EPC band D. Viewing recommended.