

Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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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.
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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.

Situated in a popular residential area, this EXTENDED THREE-BEDROOM SEMI-DETACHED home has been tastefully RENOVATED by the current owner. The spacious accommodation comprises a hallway, a bay-fronted living room with a multi-fuel burner, and an open-plan dining kitchen featuring shaker-style fitted units. A ground floor WC adds further convenience. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from OFF-ROAD PARKING and an enclosed garden.

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HALLWAY

uPVC door, radiator, and stairs to the first floor.

LIVING ROOM

15'6 x 10'7 (4.72m x 3.23m)

uPVC double-glazed bay window, gas fire, and radiator.



WC

WC with push flush, wash basin with mixer tap, chrome ladder-style radiator, Worcester combi boiler, and wood-effect flooring.

FIRST FLOOR LANDING

uPVC double-glazed window, built-in cupboard, and access to the loft space.

BEDROOM ONE

10'2 x 10'9 (3.10m x 3.28m)

uPVC double-glazed window and radiator.



BEDROOM TWO

9'11 x 9'6 (3.02m x 2.90m)

uPVC double-glazed window and radiator.



DINING AREA

7'8 x 11'3 (2.34m x 3.43m)

uPVC double-glazed sliding doors, radiator, wood-effect flooring, and open access to the kitchen.



KITCHEN

20'2 x 7'7 (6.15m x 2.31m)

uPVC door and two double-glazed windows, fitted wall and base units, space for a range cooker, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, washing machine, and dryer, radiator, and wood-effect flooring.



BEDROOM THREE

9'11 x 7'7 (3.02m x 2.31m)

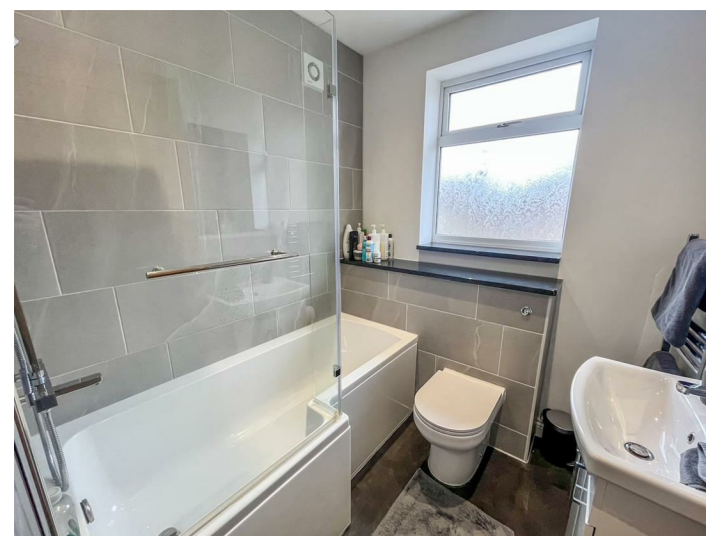
uPVC double-glazed window and radiator.



BATHROOM

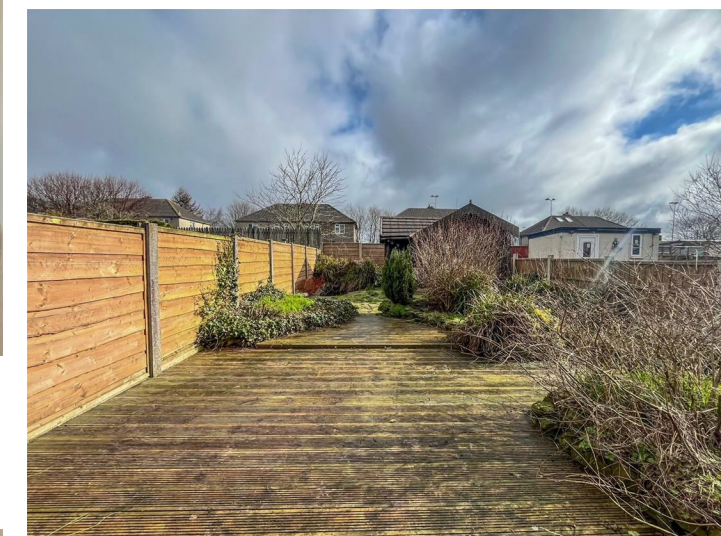
6'5 x 6'5 (1.96m x 1.96m)

uPVC double-glazed window, P-shaped bath with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, chrome ladder-style radiator, part-tiled walls, and tile-effect flooring.



EXTERIOR

The property offers a paved driveway to the front elevation providing parking for two vehicles. Whilst to the rear of the property is an enclosed garden featuring a patio, decking, pond and space for garden shed.



NOTES

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