

First Floor



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



This **THREE-BEDROOM** first-floor flat boasts its own private entrance, private rear garden, and **OFF-ROAD PARKING** for one vehicle. The accommodation comprises an entrance hallway, spacious living room, fitted kitchen, **TWO DOUBLE BEDROOMS**, a third bedroom/study, and a shower room. ideal for first time buyers and investors alike.

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.

This THREE-BEDROOM first-floor flat boasts its own private entrance, private rear garden, and OFF-ROAD PARKING for one vehicle. The accommodation comprises an entrance hallway, spacious living room, fitted kitchen, TWO DOUBLE BEDROOMS, a third bedroom/study, and a shower room. ideal for first time buyers and investors alike.

ENTRANCE

uPVC door and stairs leading to the hallway.

HALLWAY

Radiator, loft access, and tile-effect flooring.

LIVING ROOM

14'4 x 10'10 (4.37m x 3.30m)
uPVC double-glazed bay window, electric wall-mounted fire, and radiator.



KITCHEN

9'5 x 9'2 (2.87m x 2.79m)
Two uPVC double-glazed windows, fitted wall and base units, four-ring gas hob, integral oven, stainless-steel 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine, and tile-effect flooring.



BEDROOM ONE

12'11 x 9'5 (3.94m x 2.87m)
uPVC double-glazed window, built-in cupboard, and radiator.



BEDROOM TWO

12'11 x 10'11 (3.94m x 3.33m)
uPVC double-glazed window, built-in cupboard, and radiator.



BEDROOM THREE

9'11 x 6'7 (3.02m x 2.01m)
uPVC double-glazed window and radiator.



SHOWER ROOM

6'6 x 6'6 (1.98m x 1.98m)
uPVC double-glazed window, walk-in shower cubicle with wall-mounted shower fixture, WC with push flush, pedestal wash basin, ladder-style radiator, part-tiled walls, and tile-effect flooring.



EXTERIOR

To the front is off-road parking for one vehicle and steps leading up to the property. To the rear is an enclosed private garden with a lawn, decking, and a large timber shed, as well as a brick outhouse/store.



NOTES

Tenure: Leasehold 125 years from 1985
EPC Rating: C
Council Tax Band: A