



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 - This THREE BEDROOM END TERRACE property is ideally located just a short walk from the town centre, providing excellent access to shops and transport links. Requiring modernisation, the accommodation includes an entrance porch, a living room, and a kitchen diner on the ground floor. The first floor features two bedrooms and a family bathroom, while the second floor offers a third bedroom. This property is perfect for first time buyers or buy to let investors. Viewing is highly recommended.

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PORCH

Timber entrance door and tiled flooring.

LIVING ROOM

12'10 x 11'2 (3.91m x 3.40m)
uPVC double glazed windows and a radiator.



LANDING

Stairs to the second floor.

BEDROOM ONE

11'3 x 12'10 (3.43m x 3.91m)
uPVC double glazed window and a radiator.



BEDROOM TWO

9'1 x 7'9 (2.77m x 2.36m)
uPVC double glazed windows and a radiator.



BATHROOM

7'4 x 5'1 (2.24m x 1.55m)
uPVC double glazed window, bath with an electric shower fitment over, WC with a push flush, pedestal wash basin, ladder style radiator, built-in cupboard, and part-tiled walls.



SECOND FLOOR

BEDROOM THREE

12'5 x 13'1 (max) (3.78m x 3.99m (max))
uPVC double glazed window, double glazed Velux window, radiator, and access to eaves storage space.



EXTERIOR

To the rear is a small yard and stone outhouse.



NOTES

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



KITCHEN

11'01 x 12'10 (3.38m x 3.91m)
uPVC double glazed window, fitted base and wall units, stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, radiator, and an under-stairs cupboard housing the combi boiler.

