

Ground Floor



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



A well presented GROUND FLOOR APARTMENT situated within a popular location and benefitting from an ENCLOSED REAR GARDEN. The accommodation comprises a porch, hallway, living room, conservatory, fitted kitchen, TWO BEDROOMS and a bathroom. Externally, the property offers enclosed side and rear gardens featuring a patio seating area, lawn, and well maintained flower beds. The property also benefits from OFF ROAD PARKING FOR THREE VEHICLES.

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.

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HALLWAY

uPVC entrance door, two built in cupboards, and a radiator.

LIVING ROOM

10'9" x 14'2" (3.28m x 4.34m)

Double glazed sliding doors, electric fire, and a radiator.

CONSERVATORY

8'9 x 13'1 (2.67m x 3.99m)

uPVC door, double glazed windows, radiator, and tiled flooring.

KITCHEN

7'10" x 8'7" (2.39m x 2.62m)

uPVC double glazed window, fitted wall and base units, four ring electric hob, integral oven, stainless steel sink with drainer and mixer tap over, and plumbing for a washing machine.

BEDROOM ONE

12'2" x 9'8" (3.71m x 2.95m)

uPVC double glazed windows, fitted wardrobes, and a radiator.

BEDROOM TWO

8'3" x 6'5" (2.54m x 1.98m)

uPVC double glazed windows and a radiator.

BATHROOM

6'5" x 5'10" (1.96m x 1.80m)

uPVC double glazed window, bath with electric shower over, pedestal wash basin, WC, ladder style radiator, part tiled walls, and wood effect flooring.

EXTERIOR

The property offers enclosed side and rear gardens featuring a patio seating area, lawn, and well maintained flower beds. The property also benefits from off road parking for three vehicles.

GARAGE

Up and over electric garage door, light and power, and a service door to the side.

NOTES

Tenure: Leasehold - 999 years from 973

Council Tax Band: B

EPC Rating: TBC

