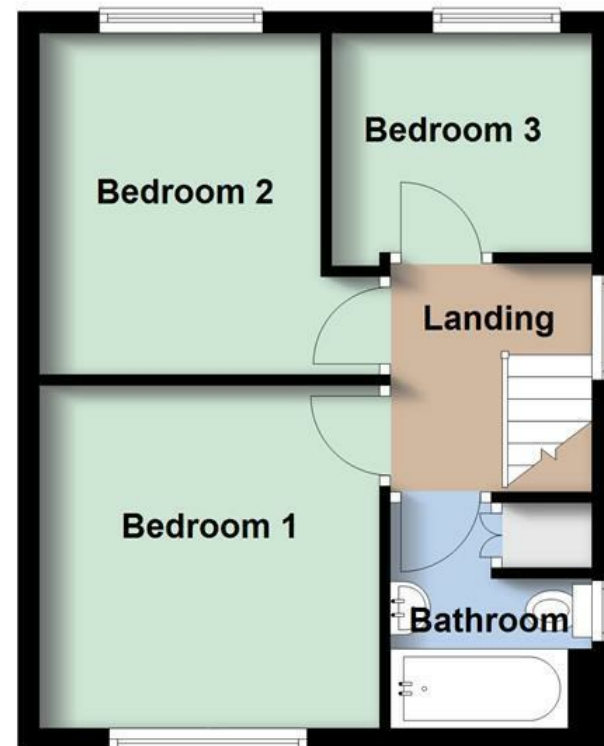




Ground Floor



First Floor



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

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 well-presented semi-detached home has been updated and modernised by the current owner and is situated within a popular residential area, close to local schools and transport links. Internally, the property comprises an entrance hall, living room opening into a fitted kitchen and dining area with double doors leading to the conservatory. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking with an EV charging point, and an enclosed rear garden with a patio and lawn.

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### ENTRANCE HALL

uPVC double-glazed front entrance door and double-glazed frosted window to the side, with stairs leading to the first floor.

### LIVING ROOM

12 x 14 (3.66m x 4.27m )

uPVC double-glazed bay window to the front, radiator, open plan.



### KITCHEN/DINING AREA

8'8 x 17'3 (2.64m x 5.26m)

uPVC double-glazed frosted door and two double-glazed windows. Fitted base and wall-level units with work surfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, space for a cooker, integrated dishwasher, wood-effect laminate flooring, and an understairs storage cupboard with plumbing for a washing machine. The dining area features uPVC double-glazed French doors leading to the conservatory.



### CONSERVATORY

10'4 x 12'3 (3.15m x 3.73m)

uPVC double-glazed door and windows, radiator, and wood-effect laminate flooring.

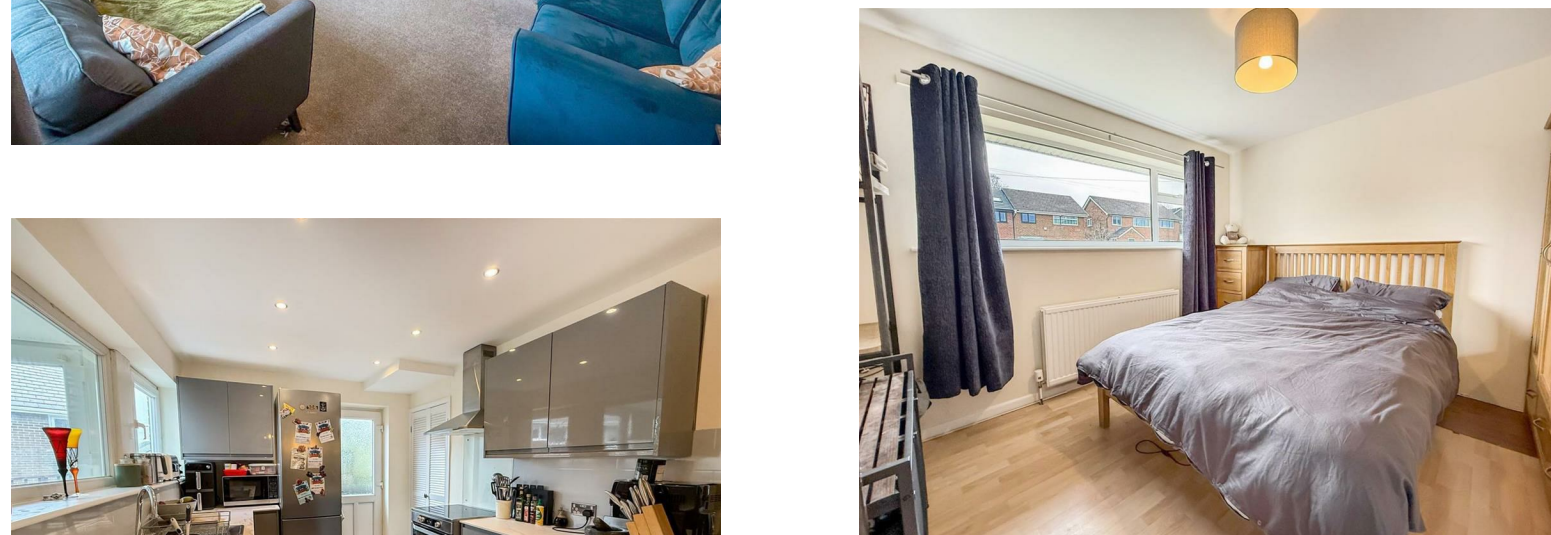
### LANDING

uPVC double-glazed window and loft access.

### BEDROOM ONE

10'10 x 10'9 (3.30m x 3.28m)

uPVC double-glazed window, radiator, and wood-effect laminate flooring.



### BEDROOM TWO

10'5 x 8'7 (3.18m x 2.62m)

uPVC double-glazed window and radiator.

### BEDROOM THREE

6'9 x 8'5 (2.06m x 2.57m)

uPVC double-glazed window, radiator, and wood-effect laminate flooring.



### BATHROOM

7'8 x 6'4 (max) (2.34m x 1.93m (max))

uPVC double-glazed frosted window, bath with wall-mounted rainfall shower over, WC with push flush, vanity washbasin with mixer tap, ladder-style radiator, built-in cupboard, part-tiled walls, and wood-effect flooring.



### NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

What3Words Location: worked.vipers.glorified