



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.
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.



NO ONWARD CHAIN – This **WELL-PRESENTED THREE DOUBLE-BEDROOM SEMI-DETACHED** property is located in a popular residential area close to local amenities and transport links. The accommodation comprises a kitchen, dining room, living room, three well-proportioned bedrooms and a family bathroom. Externally, there is a **DRIVEWAY**, an enclosed garden to the rear, and a detached 336 sq ft **GARAGE**.

NO ONWARD CHAIN – This WELL-PRESENTED THREE DOUBLE-BEDROOM SEMI-DETACHED property is located in a popular residential area close to local amenities and transport links. The accommodation comprises a open-plan kitchen, dining room, living room, three well-proportioned double bedrooms and a family bathroom. Externally, there is a DRIVEWAY with off-road parking for two vehicles an enclosed south-facing garden to the rear, and a detached 336 sq ft GARAGE.

KITCHEN

17'3 x 6'8 (5.26m x 2.03m)
uPVC entrance door and two double-glazed windows. Fitted wall and base units with work surface over, four-ring gas hob, integral oven and grill, sink and drainer with mixer tap over, plumbing for a dishwasher and washing machine, wood-effect flooring, and open to:

DINING ROOM

13'10 x 15'4 (4.22m x 4.67m)
uPVC double-glazed double doors, log burner, two radiators, and wood-effect flooring.

LIVING ROOM

12'6 x 18'1 (max) (3.81m x 5.51m (max))
Two uPVC double-glazed windows, radiator, and built-in cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING

uPVC double-glazed window and loft access.

BEDROOM ONE

11'5 x 11'11 (3.48m x 3.63m)
uPVC double-glazed window and radiator.

BEDROOM TWO

9'10 x 11'7 (3.00m x 3.53m)
uPVC double-glazed window and radiator.

BEDROOM THREE

13" x 8'10" (max) (3.96m x 2.69m (max))
Two uPVC double-glazed windows and two radiators.

BATHROOM

6'3 x 9'1 (max) (1.91m x 2.77m (max))
uPVC double-glazed window, P-shaped bath with wall-mounted shower fitting over, pedestal wash basin with mixer tap, WC with push flush, and ladder-style radiator.

EXTERIOR

To the front of the property is a tarmac driveway with off-road parking for two vehicles and 6' high wrought iron security gate, whilst to the rear is an enclosed south-facing garden.

GARAGE

39'4 x 9'11 (11.99m x 3.02m)
Up-and-over door with light and power.

NOTES

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

