



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 beautifully presented stone-built period property, situated in a sought-after area, offers spacious living with an inviting entrance hallway, TWO RECEPTION ROOMS, and a fitted kitchen. Upstairs, the home features THREE BEDROOMS, including two doubles, and a generously sized bathroom. The rear garden is perfect for outdoor enjoyment, featuring a patio, raised decking area, and border plantings.

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#### ENTRANCE HALL

Frosted entrance door, radiator, parquet style flooring, and stairs to the first floor.



#### LIVING ROOM

11'9 x 13'1 (3.58m x 3.99m)  
Double glazed windows, feature fireplace with wooden surround, cast iron fire with tiled insert and hearth, radiator and parquet style flooring



#### DINING ROOM

12'9 x 13'11 (3.89m x 4.24m)  
Double glazed double doors leading to the rear garden, wood burning stove set within an arched chimney breast recess, built-in storage cupboard, radiator, and a parquet style flooring



#### KITCHEN

9'6 x 8'8 (2.90m x 2.64m)  
Three double glazed windows, fitted base units with a wooden work surface over, integral double oven with five-ring gas hob, integral dishwasher, integral fridge, part tiled walls, tiled flooring with underfloor heating door and stairs to the cellar.



#### FIRST FLOOR LANDING

Spacious landing with access to the roof void (part boarded for storage) and a radiator.

#### BEDROOM ONE

12'11 x 11'4 (3.94m x 3.45m)  
Double glazed window, fitted cupboards, and a radiator.



#### BEDROOM TWO

11'8 x 11'4 (3.56m x 3.45m)  
Double glazed window and a radiator.



#### BEDROOM THREE

7'9 x 5'3 (2.36m x 1.60m)  
Double glazed window and a radiator.



#### BATHROOM

9'7 x 8'10 (2.92m x 2.69m)  
Frosted double glazed window, panelled bath and shower fitment above, low level WC, pedestal wash hand basin, radiator, airing cupboard housing gas central heating boiler, part tiled walls, and tiled flooring.



#### CELLARS

##### MAIN CELLAR

10'4 x 12'1 (3.15m x 3.68m)  
Potential for conversion to additional reception space (subject to planning consents), double glazed window, meter cupboards, radiator, and space for a fridge/freezer.

##### UTILITY AREA

7'9 x 2'10 (2.36m x 0.86m)  
Space for a washing machine with a work surface over.

#### EXTERIOR

Walled frontage with access via a ginnel to the rear. The rear garden includes a patio, raised decking area with border plantings, outside lighting, and an external power supply.



#### NOTES

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: TBC