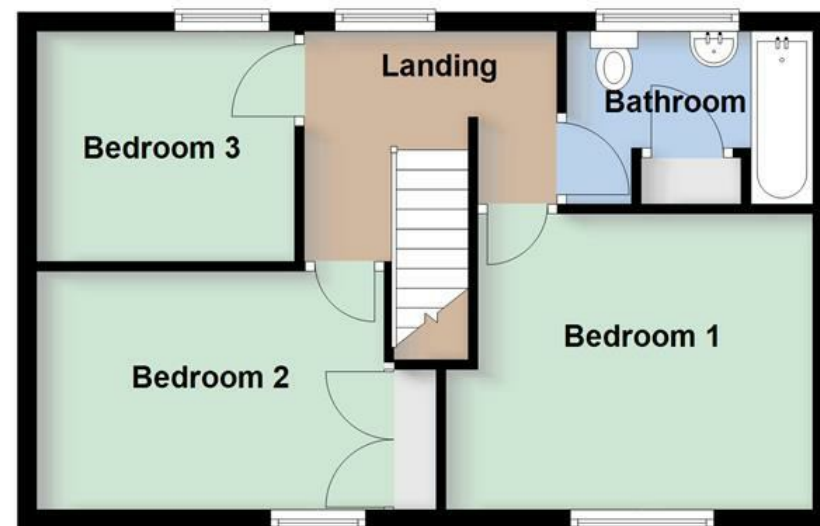


Ground Floor



First Floor



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



This MID-TERRACED property is situated in a popular location and offers spacious accommodation throughout, comprising a hallway, living room, fitted dining kitchen, ground floor WC, THREE BEDROOMS, and a fitted bathroom. Externally, there are ENCLOSED GARDENS to both the front and rear.

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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 door and double glazed window, radiator, wood effect flooring, and stairs to the first floor

LIVING ROOM

16'7" x 11'10" (5.08m x 3.61m)

Two uPVC double glazed windows and a radiator



DINING KITCHEN

16'7" x 8'7" (5.05m x 2.62m)

Two uPVC double glazed windows, fitted wall and base units, space for a cooker, sink and drainer with mixer tap over, plumbing for a washing machine, radiator and wood effect flooring



REAR HALL

uPVC door and wood effect flooring

WC

uPVC double glazed window, WC and wash basin

LANDING

uPVC double glazed window and loft access

BEDROOM TWO

8'3 x 12 (2.51m x 3.66m)

uPVC double glazed windows, built in cupboard and a radiator



BEDROOM ONE

10'3 x 13'3 (max) (3.12m x 4.04m (max))

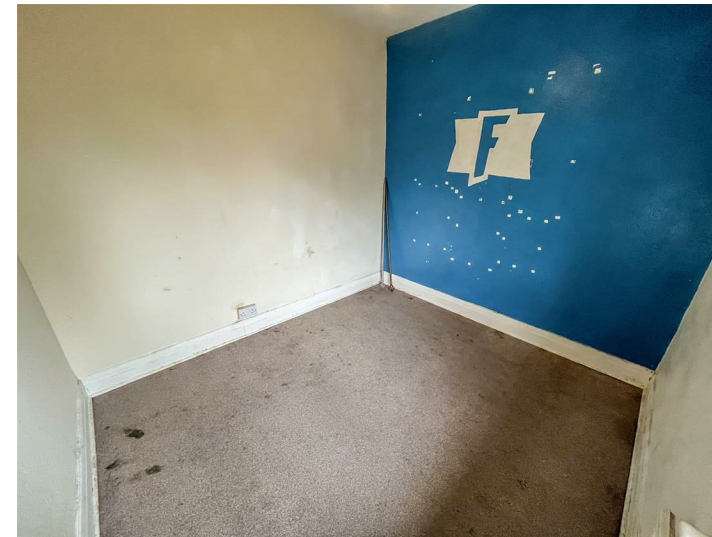
uPVC double glazed window and a radiator



BEDROOM THREE

8'1 x 8'11 (2.46m x 2.72m)

uPVC double glazed window and a radiator



BATHROOM

6 x 8'4 (1.83m x 2.54m)

uPVC double glazed window, bath with electric shower fitment, WC, pedestal wash basin, built in cupboard and a radiator



EXTERIOR

The property features enclosed front and rear gardens



NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: E