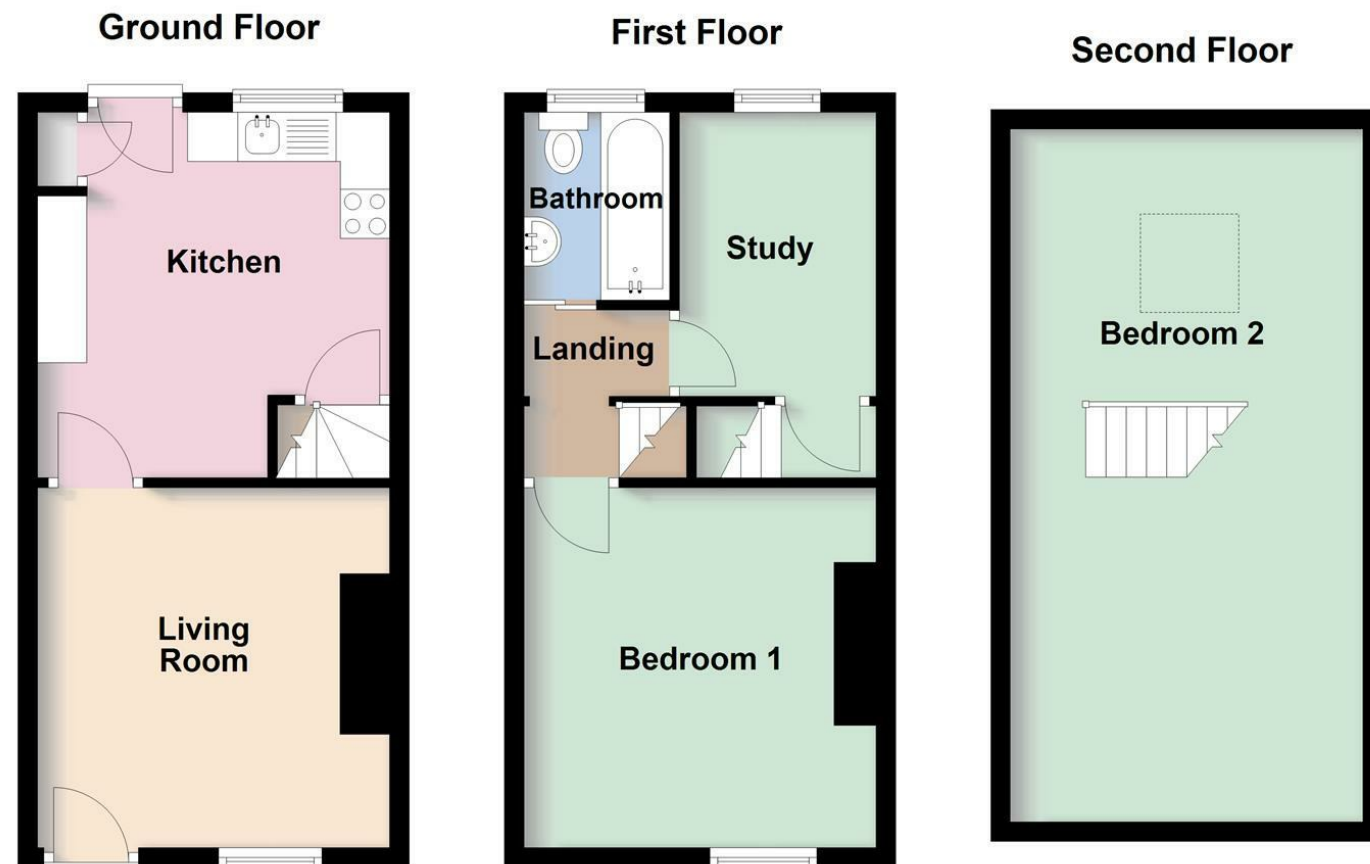




All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.



This two-bedroom terrace is offered with NO ONWARD CHAIN and is situated in a convenient location close to local amenities and transport links. While IN NEED OF REFURBISHMENT, the property offers plenty of potential and comprises a living room and fitted kitchen. On the first floor is a good-sized main bedroom, a study/hobby room, and a bathroom, with a further bedroom on the second floor. Externally, the property benefits from a low-maintenance courtyard garden.

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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LIVING ROOM

12 x 11'9 (3.66m x 3.58m)
uPVC door and double-glazed window, and a radiator.

KITCHEN

12'2 x 11'9 (3.71m x 3.58m)
uPVC door and double-glazed window, fitted wall and base units, stainless steel sink and drainer with mixer tap over, space for a cooker, plumbing for a washing machine, built-in cupboard, radiator, and stairs to the first floor.

FIRST FLOOR LANDING

BEDROOM ONE

12 x 11'9 (3.66m x 3.58m)
uPVC double-glazed window and a radiator.

BATHROOM

6'3 x 4'11 (1.91m x 1.50m)
uPVC double-glazed window, bath with mixer tap over, WC with push flush, pedestal wash basin, radiator, and tiled walls.

STUDY

uPVC double-glazed window, radiator, and stairs to;

SECOND FLOOR - BEDROOM TWO

23'8 x 11'9 (7.21m x 3.58m)
Double-glazed Velux window and a radiator.

EXTERIOR

To the rear is a courtyard garden.

NOTES

Tenure: Freehold
Coucil Tax Band: B
EPC Rating: D

