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Plan produced using PlanUp.



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.

This two-bedroom SEMI-DETACHED property is situated in a popular village location, benefiting from OFF-ROAD PARKING and a GARAGE. Offered with NO ONWARD CHAIN, the property comprises a hallway, bay-fronted living room, fitted dining kitchen, utility room, ground floor WC, conservatory, two double bedrooms, and a spacious modern bathroom. Externally, there is a driveway leading to a GARAGE, whilst to the rear is an enclosed garden featuring a patio and a lawn.

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HALLWAY

uPVC door, wood effect flooring, and stairs to the first floor.

LIVING ROOM

13'1 x 13'9 (3.99m x 4.19m)

uPVC double glazed window, multi-fuel burner, under-stairs storage cupboard, and wood effect flooring.



KITCHEN

10'10 x 13'9 (3.30m x 4.19m)

uPVC double doors and windows, fitted wall and base units, four-ring electric hob, integrated oven and grill, stainless steel 1.5 bowl sink and drainer with a mixer tap, plumbing for a dishwasher, built-in cupboard, radiator, and wood effect flooring.



UTILITY ROOM

7'1 x 2'10 (2.16m x 0.86m)

uPVC double glazed window, plumbing for a washing machine, and wood effect flooring.

WC

4'9 x 2'10 (1.45m x 0.86m)

Double glazed window, WC with a push flush, tiled walls, and wood effect flooring.

CONSERVATORY

5'7 x 9'10 (1.70m x 3.00m)

uPVC door, double glazed window, and a double glazed sliding door.



LANDING

uPVC double glazed window and access to the loft space.



BEDROOM ONE

10'10 x 14'5 (3.30m x 4.39m)

uPVC double glazed window, radiator, and a built-in cupboard.



BEDROOM TWO

9'10 x 13'1 (3.00m x 3.99m)

uPVC double glazed window and a radiator.



BATHROOM

uPVC double glazed window, bath with a wall-mounted shower fitting, WC with a push flush, wash basin with a mixer tap, ladder-style radiator, tiled walls, and tiled flooring.



EXTERIOR

The property features a driveway leading to an attached garage, whilst to the rear is an enclosed garden featuring a patio and a lawn.



NOTES

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