



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



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.

Situated in a convenient TOWN CENTRE LOCATION, this characterful and well presented FOUR BEDROOM SEMI DETACHED PROPERTY offers excellent access to local shops, bars, restaurants, and the train station. Retaining a wealth of period charm, the accommodation comprises an entrance hall, living room with log burner, separate dining room, fitted kitchen, ground floor shower room/utility, and FOUR WELL PROPORTIONED DOUBLE BEDROOMS. Externally, the property benefits from an enclosed front garden, a generously sized SOUTH EAST FACING REAR GARDEN with patio seating area and mature planted borders, AMPLE OFF ROAD PARKING, and a DETACHED GARAGE.

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ENTRANCE HALLWAY

Timber entrance door, timber framed window with secondary glazing, wooden flooring, and stairs leading to the first floor.

LIVING ROOM

16'10 x 12'1 (max) (5.13m x 3.68m (max))
Three timber framed sash windows with secondary glazing, log burner, radiator, and wooden flooring.

DINING ROOM

15'11 x 13'3 (4.85m x 4.04m)
Timber framed sash bay window with secondary glazing, gas fire, and radiator.

KITCHEN

9'10 x 13'6 (3.00m x 4.11m)
Timber framed sash window, fitted wall and base units with wooden worktops over, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap over, plumbing for a dishwasher, radiator, and wooden flooring.

SHOWER ROOM/ UTILITY

6'3 x 11'11 (1.91m x 3.63m)
Timber framed sash window, enclosed corner shower cubicle with wall mounted shower, WC, ceramic wash basin, plumbing for a washing machine, radiator, and tiled flooring.

REAR HALLWAY

Timber entrance door, under stairs cupboard, and tiled flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

13'1 x 13'9 (3.99m x 4.19m)
Two timber framed sash windows with secondary glazing, built in wardrobe, and radiator.

BEDROOM TWO

10'5 x 12'1 (3.18m x 3.68m)
Two timber framed sash windows with secondary glazing and radiator.

BEDROOM THREE

12'8 x 9'3 (3.86m x 2.82m)
Timber framed sash window with secondary glazing and radiator.

BEDROOM FOUR

9'10 x 10'3 (3.00m x 3.12m)
Timber framed sash window with secondary glazing, built in wardrobe, and radiator.

BATHROOM

6'5 x 7'11 (1.96m x 2.41m)
Timber framed sash window, bath with wall mounted shower over, WC with push button flush, wash basin with mixer tap over, radiator, part tiled walls, and tiled flooring.

EXTERIOR

To the front of the property is an enclosed lawned garden with established flower beds and a paved pathway leading to the entrance. To the rear is a generously sized, enclosed south east facing garden featuring a patio seating area, well maintained lawn, and mature planted borders. The property also benefits from a car port, ample off road parking extending along the side of the house, and providing access to the detached garage.

GARAGE

22'1 x 8'11 (6.73m x 2.72m)
Up and over garage door, four timber framed windows, light and power, and a timber service door to the side.

NOTES

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

