



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



Offered with NO ONWARD CHAIN this SEMI DETACHED HOME is situated in a POPULAR RESIDENTIAL AREA, conveniently located within walking distance of the town centre, transport links, shops, restaurants, the Opera House and Pavilion Gardens. The accommodation comprises a hallway, living room with bay window and double doors leading to the dining room, and a fitted kitchen with a range of wall and base units and integrated appliances. To the first floor there are THREE BEDROOMS and a wet room. Externally, the property benefits from enclosed low maintenance paved gardens to the front and rear.

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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.

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HALLWAY

uPVC door and double glazed window, radiator, and stairs to the first floor

LIVING ROOM

13'11 x 10'9 (max) (4.24m x 3.28m (max))

uPVC double glazed bay window, gas fire, radiator, and double doors opening to:

DINING ROOM

12 x 10 (3.66m x 3.05m)

uPVC double glazed window and a radiator

KITCHEN

17'3 x 8'1 (max) (5.26m x 2.46m (max))

uPVC door and two double glazed windows, fitted wall and base units, four ring electric hob and integral oven and grill, stainless steel sink and drainer with mixer tap over, integral fridge freezer, dishwasher and washing machine, radiator, tiled effect flooring

FIRST FLOOR LANDING

Loft access

BEDROOM ONE

12 x 10'8 (3.66m x 3.25m)

uPVC double glazed window and a radiator

BEDROOM TWO

11'11 x 10'8 (3.63m x 3.25m)

uPVC double glazed window and a radiator

BEDROOM THREE

7'10 x 5'11 (2.39m x 1.80m)

uPVC double glazed window and a radiator

WET ROOM

6'5 x 5'11 (1.96m x 1.80m)

uPVC double glazed window, walk in shower cubicle with an electric wall mounted shower fitment, WC with push flush, wash basin with mixer tap over, ladder style radiator, part tiled walls and laminate flooring

EXTERIOR

The property offers low maintenance enclosed paved gardens to both the front and rear.

NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

