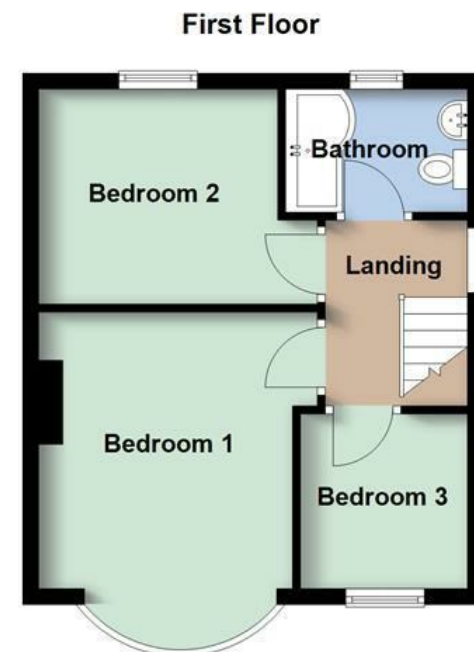


Ground Floor



First Floor

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.

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.

Located in a popular residential area, this THREE BEDROOM semi detached home occupies a good sized plot and comprises a hallway, living room, open plan kitchen and dining area, conservatory, utility room, WC, and useful storage room to the ground floor, with three bedrooms and a bathroom to the first floor. Externally, the property benefits from an enclosed lawned garden to the front and a low maintenance enclosed garden to the rear with gated access to a paved driveway providing OFF ROAD PARKING, along with a garage with light and power. Additional benefits include solar panels and triple glazed windows to the front rooms.

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NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
What3Words Location: richest.bloom.upholds

HALLWAY

Built in cupboard, radiator, wood effect flooring and stairs to the first floor.

LIVING ROOM

17'4 x 14'10 (max) (5.28m x 4.52m (max))
uPVC triple glazed bay window, gas fire, radiator.



CONSERVATORY

10'1 x 11'4 (3.07m x 3.45m)
uPVC door and double glazed windows, wood effect flooring.

KITCHEN AND DINING AREA

14'11 x 17'11 (4.55m x 5.46m)
Two uPVC double glazed windows, fitted wall and base units, five ring gas hob with extractor hood over, sink and drainer with mixer tap, integral dishwasher, radiator and wood effect flooring.



UTILITY

11'4 x 5'3 (3.45m x 1.60m)
uPVC door and double glazed window, fitted wall and base units, plumbing for washing machine and dryer, radiator and tiled flooring.

WC

WC with push flush, wash basin and tiled flooring.

STORAGE ROOM

4'6 x 12'3 (1.37m x 3.73m)
Two uPVC double glazed windows, radiator and wood effect flooring.

FIRST FLOOR LANDING

uPVC double glazed window and access to boarded loft space.

BEDROOM ONE

14'4 x 11'8 max) (4.37m x 3.56m max))
uPVC triple glazed bay window, radiator and wood effect flooring.



BEDROOM TWO

9 x 11'8 (max) (2.74m x 3.56m (max))
uPVC double glazed window and radiator.

BEDROOM THREE

7'4 x 7 (2.24m x 2.13m)
uPVC triple glazed window and radiator.

BATHROOM

5 x 7'6 (1.52m x 2.29m)
uPVC double glazed window, P shaped bath with wall mounted shower over, wash basin, WC with push flush, ladder style radiator, tiled walls and wood effect flooring.

EXTERIOR

To the front is an enclosed lawned garden. To the rear is an enclosed low maintenance garden with gated access to a paved driveway providing off road parking for one vehicle.

GARAGE

10 x 20'4 (3.05m x 6.20m)
Up and over door, light and power, two uPVC double glazed windows and a uPVC side access door.

