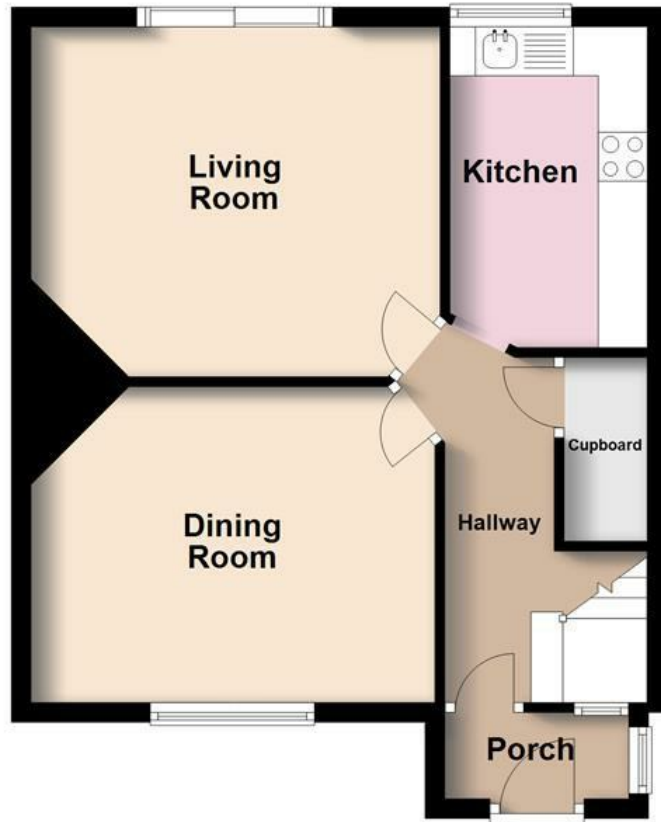
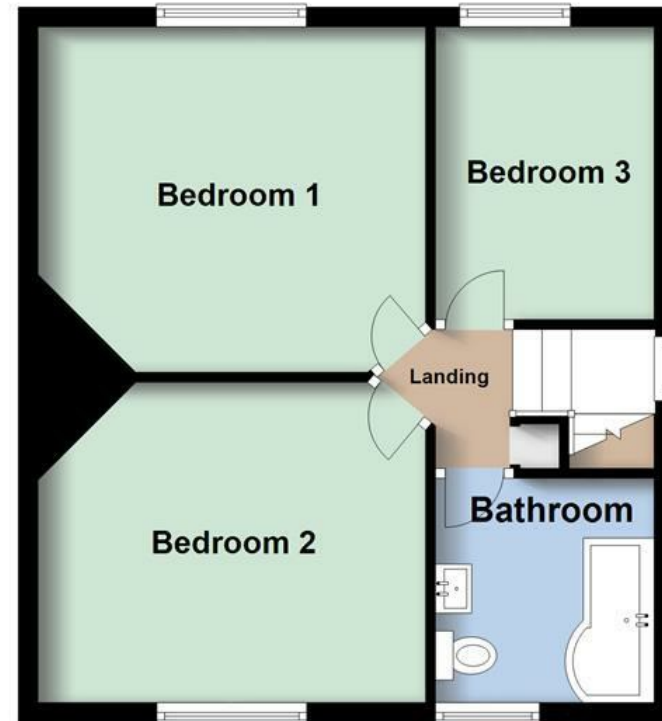


Ground Floor



First Floor



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



This spacious THREE BEDROOM SEMI DETACHED home is offered for sale with NO ONWARD CHAIN, has been fully refurbished throughout, and is presented to a high standard. Situated in a SOUGHT AFTER LOCATION, the property comprises an entrance porch, entrance hallway, two well proportioned reception rooms, and a newly fitted kitchen. The first floor features two double bedrooms, a third bedroom or study, a bathroom, and a separate WC. Externally, the property benefits from OFF ROAD PARKING to the front and an enclosed garden to the rear.

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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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PORCH

uPVC door and double glazed windows, with wood effect flooring.

HALLWAY

Radiator, under stairs cupboard, and stairs to the first floor.

LIVING ROOM

11'9 x 13'9 (3.58m x 4.19m)

uPVC double glazed sliding doors, and a radiator,

DINING ROOM

10'7 x 13'7 (3.23m x 4.14m)

uPVC double glazed windows and a radiator.

KITCHEN

10'9 x 6'7 (3.28m x 2.01m)

uPVC double glazed windows, fitted base units, Bosch four ring induction hob and integral oven, sink and drainer with mixer tap over, integrated Bosch appliances including fridge freezer, dishwasher and washer dryer, and wood effect flooring.

LANDING

uPVC double glazed windows and loft access.

BEDROOM ONE

12'7 x 11'9 (3.84m x 3.58m)

uPVC double glazed window and a radiator.

BEDROOM TWO

10'8 x 12'7 (3.25m x 3.84m)

uPVC double glazed window, radiator,

BEDROOM THREE

9'10 x 7'8 (3.00m x 2.34m)

uPVC double glazed window and a radiator.

BATHROOM

7'6 x 7'5 (2.29m x 2.26m)

uPVC double glazed windows, P shaped bath with wall mounted shower over, WC with push flush, pedestal wash basin with mixer tap over, ladder style radiator, and tile effect flooring.

EXTERIOR

To the front of the property is driveway with parking for two vehicles,. To the rear is an enclosed lawned garden.

NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: E

What3Words Location: meatballs.exclaim.publish

