



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.



Offered to the market with no onward chain, this three bedroom mid terrace home is ideal for both first time buyers and buy to let investors. The accommodation comprises a living room, dining kitchen, downstairs WC, three bedrooms and a family bathroom. Externally, there is an enclosed private rear garden. The property is currently tenanted and is due to be vacant from June, with internal photographs to follow once the property is vacant.

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### **ENTRANCE HALLWAY**

PVC frosted and stained entrance door, radiator, telephone point, laminated flooring and stairs to first floor.

### **DOWNSTAIRS WC**

Frosted PVC double glazed window, tiled splashback, hand wash basin & WC.

### **DINING KITCHEN**

17'11" x 10'5" (5.46m x 3.18m)

Two PVC frosted windows, wood effect vinyl flooring, double radiator, wall and base units with roll top worksurfaces, stainless steel sink and drainer with mixer tap, stainless steel oven and halogen hob. Access to:

### **REAR HALLWAY**

Storage area and laminated flooring. Access to rear porch.

### **LOUNGE**

17'11" x 10'5" (5.46m x 3.18m)

PVC double glazed window, double radiator and aerial point. Access to rear hallway.

### **FIRST FLOOR LANDING**

PVC double glazed window, radiator, loft access, airing cupboard housing boiler and access to bedrooms.

### **BEDROOM ONE**

10'9" x 10'6" (3.28m x 3.20m)

PVC double glazed window and radiator.

### **BEDROOM TWO**

10'9" x 9'3" (3.28m x 2.82m)

PVC double glazed window and radiator.

### **BEDROOM THREE**

10'9" x 5'5" (3.28m x 1.65m)

PVC double glazed window and radiator.

### **BATHROOM**

PVC frosted window, wood effect vinyl flooring, Mermaid style boarding to wet areas, panelled bath with electric shower over, WC & wash hand basin. Extractor fan and chrome heated towel radiator.

### **EXTERNALLY**

To the front of the property is a paved forecourt with outbuilding whilst the rear is laid mainly to lawn with a gate to passageway.

Tenure: Freehold

Council Tax Band: A

EPC Rating: C