



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



This two/three-bedroom end-terrace home, partly renovated by the current owners, is located close to the town centre with excellent transport links and local amenities. The ground floor comprises two reception rooms, a fitted kitchen, and a cellar with light and power. The first floor features two bedrooms and a shower room, with a third bedroom currently open to the landing. Externally, there is an enclosed front and side yard, and a rear yard providing parking and access to a single garage.

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, radiator, wood-effect flooring, and stairs to the first floor.

#### LIVING ROOM

11'2 x 14'1 (3.40m x 4.29m)

Two uPVC double-glazed windows, radiator, and wood flooring.

#### DINING ROOM

12'5 x 18'4 (3.78m x 5.59m)

uPVC double-glazed window, wood burner, radiator, wood-effect flooring, and access to the cellar.

#### KITCHEN

11'2 x 8'7 (3.40m x 2.62m)

uPVC door and double-glazed window, fitted wall and base units with a wood-effect worktop, four-ring gas hob, built-in oven, 1.5 bowl sink and drainer with a mixer tap, plumbing for a washing machine, and wood-effect flooring.

#### FIRST FLOOR LANDING

uPVC double-glazed window.

#### BEDROOM ONE

11'3 x 9'10 (3.43m x 3.00m)

Two uPVC double-glazed windows, radiator, and wooden flooring.

#### BEDROOM TWO

11'3 x 8 (3.43m x 2.44m)

uPVC double-glazed window, radiator, and wood-effect flooring.

#### BEDROOM THREE

10'1 x 9'4 (3.07m x 2.84m)

Currently open to the landing, two double-glazed windows, and a radiator.

#### SHOWER ROOM

10'1 x 8'5 (3.07m x 2.57m)

uPVC double-glazed window, enclosed shower cubicle with a wall-mounted shower fitment, WC with a push-flush, wash basin with a mixer tap, part-tiled walls, and tiled flooring.

#### CELLAR

10 x 13'5 (3.05m x 4.09m)

#### EXTERIOR

At the rear of property there is a detached single garage and gated driveway parking. To the front and side is an enclosed paved yard.

#### NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

What3Words Location: puzzled.card.dupe

