



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.

We are pleased to offer for rent this well-presented 2-bedroom ground floor flat, which is available immediately.

The accommodation comprises a fitted kitchen featuring a new oven and hob, a bathroom with a shower over the bath, two bedrooms, and a living room. Additionally, the property benefits from gas central heating, double glazing, and two useful storage cupboards.

Externally, the flat includes its own entrance and a private, secure rear garden complete with a shed. Please note that the EPC band is to be confirmed.