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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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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.
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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.

Occupying a GOOD SIZED PLOT, this EXTENDED THREE-BEDROOM SEMI-DETACHED home comprises a porch, hallway, bay-fronted living room with multi-fuel burner, separate dining room with a second multi-fuel burner opening to a contemporary kitchen with breakfast bar, and a ground floor WC. Upstairs are three bedrooms and a modern bathroom with shower over bath. Externally, the property offers a DRIVEWAY for two vehicles to the front, with gated side access leading to a block-paved yard with WORKSHOP and AMPLE ADDITIONAL PARKING, as well as an enclosed garden currently used as an allotment.

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PORCH

uPVC double glazed windows and tiled flooring.

HALLWAY

uPVC door and double flat window, radiator, and stairs to the first floor.

LIVING ROOM

13'4 x 12'10 (max) (4.06m x 3.91m (max))

uPVC double glazed bay window, multi-fuel burner, radiator, and oak flooring.



DINING ROOM

11'1 x 19'5 (3.38m x 5.92m)

uPVC double glazed window, multi-fuel burner, radiator, engineered oak flooring, and open to:



KITCHEN

11'4 x 16'7 (3.45m x 5.05m)

uPVC double glazed double doors and windows, fitted wall and base units with an oak worktop, breakfast bar, space for a range cooker, ceramic sink and drainer with a mixer tap, plumbing for a washing machine and dishwasher, and tiled flooring.



WC

WC with push flush, wash basin with a mixer tap, and LVT wood-effect flooring.

LANDING

uPVC double glazed window and loft access via a drop-down ladder.

BEDROOM ONE

11'2 x 13'2 (3.40m x 4.01m)

uPVC double glazed window, built-in wardrobe with sliding doors, and a radiator.



BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)

uPVC double glazed window and a radiator.



BEDROOM THREE

8'2 x 9 (max) (2.49m x 2.74m (max))

uPVC double glazed window, built-in cupboard, and a radiator.



BATHROOM

5'10" x 7'6" (1.78m x 2.29m)

uPVC double glazed window, bath with wall-mounted shower fitting, WC with push flush, wash basin with a mixer tap, ladder-style radiator, tiled walls, and LVT wood-effect flooring.

EXTERIOR

To the front of the property is a driveway with parking for two vehicles, with gated access to the side leading to the rear block-paved yard which offers further off-road parking and access to the workshop, as well as an Indian stone patio. To the side of the property is a further enclosed garden currently used as an allotment.



WORKSHOP

23'3 x 23'5 (7.09m x 7.14m)

Double doors, light, power, and water.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC