



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.

EARLY VIEWING HIGHLY RECOMMENDED, A very well presented period semi-detached family home situated within a convenient location and enjoying pleasant rooftop views across surrounding countryside. Comprising; hallway, spacious living room with dining area, conservatory, re-fitted kitchen with utility area, downstairs shower room, rear porch, **THREE BEDROOMS** and spacious family bathroom. Externally there is a good sized side garden together with driveway parking and a garage.

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ENTRANCE PORCH

Double glazed entrance door, double glazed windows, decorative tiled flooring.

HALLWAY

Stairs to first floor, double glazed door and double glazed window, cloaks hanging space.

LIVING ROOM

267 into bay x 14'8 (8.10m into bay x 4.47m)

A spacious through room with double glazed bay window offering rooftop views, three radiators, ceiling coving, fireplace with wooden surround, gas fire, marble effect hearth and back, four wall light points, double glazed window to side, solid oak flooring.



DINING AREA

Open to the living room area, door leading to;



FITTED KITCHEN

14'10 x 7'10 (4.52m x 2.39m)

Re-fitted with a range of wall and base mounted units with Karonia work surfaces over and matching returns, single sink unit with mixer tap, fitted fridge and freezer, space for range style gas cooker with extractor above, radiator, double glazed window, tiled flooring, opening onto;



UTILITY ROOM

Base mounted units with Karonia work surfaces over, single sink unit with mixer tap, radiator, double glazed window, double glazed door.



CONSERVATORY

10'4 x 10'0 (3.15m x 3.05m)

Double glazed window to three sides, double glazed French doors to outside, two double glazed Velux style roof windows, engineered oak flooring.

DOWNSTAIRS SHOWER ROOM

Walk in double shower cubicle, enclosed cistern WC, vanity wash hand basin with cupboards beneath, frosted double glazed window, heated towel rail, tiled walls, tiled flooring, extractor fan.



REAR PORCH

12'11 x 5'10 overall (3.94m x 1.78m overall)

Double glazed door to garden, wall mounted central heating boiler, space for washing machine and tumble dryer, radiator, tiled flooring.

FIRST FLOOR LANDING

Two double glazed windows, radiator.

BEDROOM ONE

14'9 x 10'6 (4.50m x 3.20m)

Double glazed bay window with roof top views across surrounding countryside, ceiling coving, opening onto;



DRESSING ROOM

Double glazed window, hanging space and storage space.

BEDROOM TWO

10'9 x 8'2 (3.28m x 2.49m)

Double glazed window, radiator.



BEDROOM THREE

11'6 x 9'11 (3.51m x 3.02m)

Double glazed window, cast iron fireplace, radiator, wood effect flooring, access to roof void, ceiling coving.



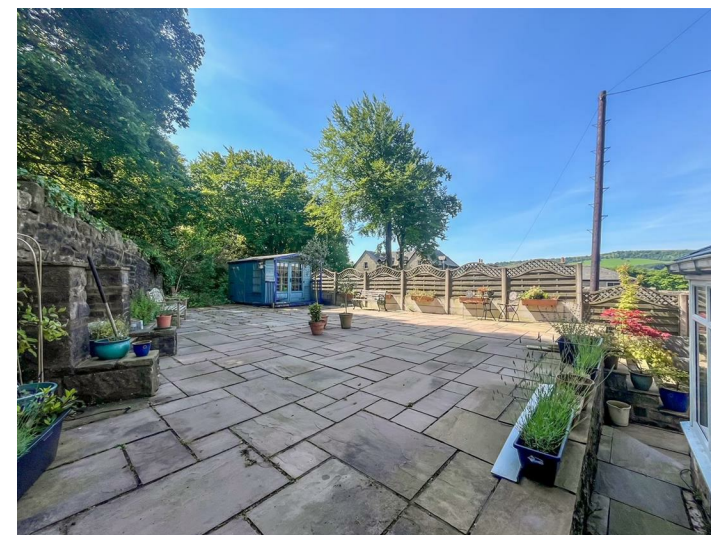
FAMILY BATHROOM

10'11 x 5'3 (3.33m x 1.60m)

Panelled bath with hand held shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, heated towel rail, tiled flooring, tiled walls, extractor fan.

EXTERNALLY

The property offers a paved frontage with gated access together with a good sized low maintenance side garden, paved with seating areas, partially walled surround and as previously mentioned the garden enjoys pleasant rooftop views.



GARAGE

17'6 x 8'5 (5.33m x 2.57m)

There is off road parking leading to the garage, with up and over door, electric power and lighting.



NOTES

The property is believed to be Freehold, subject to solicitor verification.

Council Tax Band: D

EPC Rating: E

