



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.

A well presented FOUR BED SEMI-DETACHED townhouse situated within a popular development. Set over three floors, the property comprises an entrance hallway, open plan kitchen diner/sunroom, utility room, ground floor WC, four bedrooms, en suite, and family bathroom. Externally, there is ample OFF ROAD PARKING and low-maintenance gardens to both the front and rear.

Situated within a popular development this well presented **FOUR BED SEMI-DETACHED** townhouse is set over three floors and comprises an entrance hallway, open plan kitchen diner/sunroom, utility room, **GROUND FLOOR WC**, four bedrooms, en suite, and family bathroom. Externally, there is ample **OFF ROAD PARKING** and low-maintenance gardens to both the front and rear.

### HALLWAY

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

### KITCHEN

12 x 12'11 (3.66m x 3.94m)

A range of fitted wall and base units, breakfast bar, four ring gas hob, integral oven, sink and drainer with a mixer tap over, plumbing for a dishwasher, radiator, tile effect flooring, and open to the conservatory.



### SUN ROOM / DINNING ROOM

10'1 x 9'3 (3.07m x 2.82m)

Open from the kitchen with UPVC double glazed double doors giving access to the rear yard, UPVC double glazed windows, radiator, tiled effect flooring, and two double glazed Velux windows.



### UTILITY ROOM

9'11 x 4 (3.02m x 1.22m)

UPVC double glazed windows, plumbing for a washing machine, vertical radiator, and tiled walls.

### BEDROOM FOUR/STUDY

9'6 x 8'8 (2.90m x 2.64m)

UPVC double glazed window and a radiator.

### CLOAKROOM / WC

WC with a push flush, washbasin with a chrome mixer tap over, radiator, and wood effect flooring.

### FIRST FLOOR LANDING

Stairs to the second floor.

### LIVING ROOM

9'11 x 12'11 (3.02m x 3.94m)

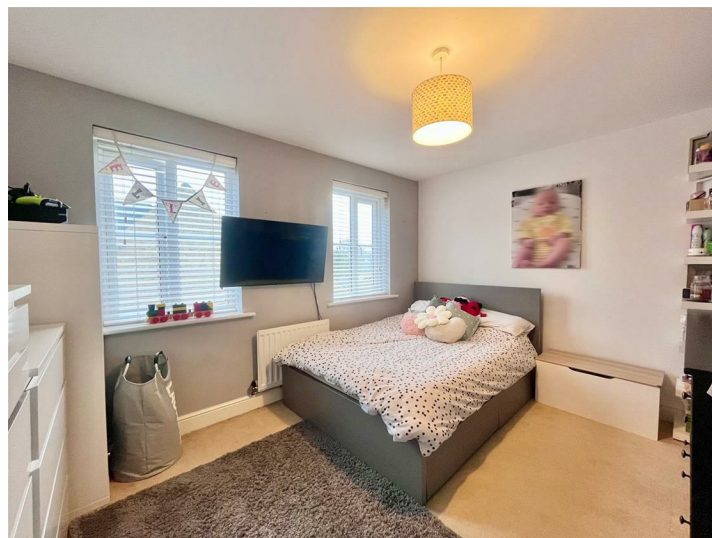
Two UPVC double glazed windows and a radiator.



### BEDROOM ONE

9'11 x 12'11 (3.02m x 3.94m )

Two UPVC double glazed windows and a radiator.



### SECOND FLOOR LANDING

Built in cupboard and a radiator.

### BEDROOM TWO

9'11 12'11 (maximum) (3.02m 3.94m (maximum) )

UPVC double glazed window, built-in wardrobe, loft access, and a radiator.



### EN SUITE

4'6 x 5'10 (1.37m x 1.78m)

Walk-in shower cubicle with a chrome shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, tiled walls, and wood effect flooring.



### BEDROOM THREE

9'11 x 5'11 (3.02m x 1.80m)

Double glazed Velux window, built in cupboard, and a radiator.



### BATHROOM

5'7 x 6'8 (1.70m x 2.03m )

Double glazed Velux window, bath with a shower fitment over, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, partially tiled walls, and wood effect flooring.



### EXTERIOR

To the front of the property is an enclosed low-maintenance artificial grass lawn and off-road parking for two vehicles. To the rear, there's a generously sized flagged garden area, complete with a parking space for two vehicles off the road.



### NOTES

The property is believed to be **FREEHOLD**, subject to solicitor verification.

Council Tax Band: C

EPC Rating: C