

Viewing is strongly recommended for this well presented THREE BEDROOM TOWNHOUSE situated in a sought after residential neighborhood. The accommodation comprises a living room, downstairs WC, and kitchen/diner on the ground floor. On the second floor, there is a family bathroom with a shower over the bath and two bedrooms. The en-suite principle bedroom, complete with fitted wardrobes/dressing area, is located on the second floor. The property boasts gas central heating, double glazing, off-road parking, a garage, and a secure rear garden.

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.

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HALLWAY

Timber door, radiator, and stairs to the first floor.

LIVING ROOM

14'6 x 12'2 (4.42m x 3.71m)
Two uPVC double glazed windows, radiator, and under stairs storage space.



KITCHEN

11'9 x 12'1 (max) (3.58m x 3.68m (max))
UPVC double glazed window and double doors, mix of fitted base and wall units, four-ring gas hob with a stainless steel extractor fan over, Integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for washing machine and dishwasher, radiator, and wood-effect flooring.



WC

UPVC double glazed window, WC with a push flush, pedestal wash basin with a mixer tap over, radiator, and tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window, radiator, and stairs to the second floor.

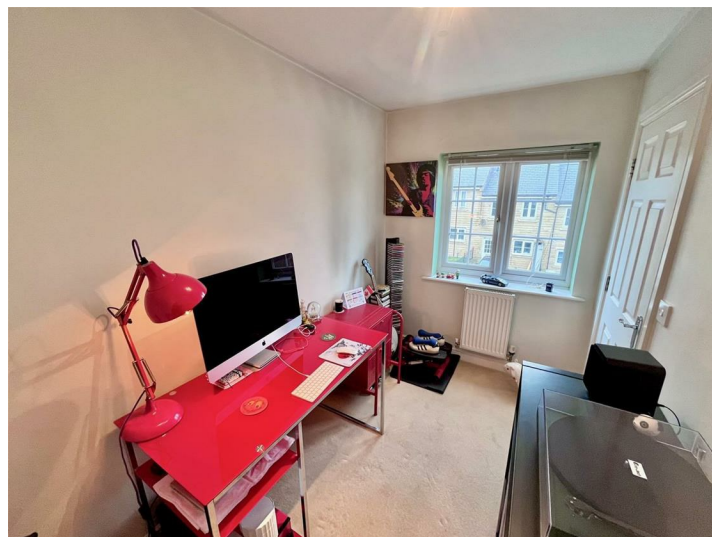
BEDROOM TWO

11'1 x 12'2 (max) (3.38m x 3.71m (max))
UPVC double glazed window and a radiator.



BEDROOM THREE

9'11 x 6 (3.02m x 1.83m)
UPVC double glazed window and a radiator.



BEDROOM ONE

15'9 x 12'4 (max) (4.80m x 3.76m (max))
Two UPVC double glazed windows, radiator, and open to the dressing room.



DRESSING ROOM

UPVC double glazed windows, fitted wardrobes, and a radiator.



EN-SUITE

8 x 5'11 (2.44m x 1.80m)
UPVC double glazed window, shower cubicle with a chrome wall mounted fitting, WC with a push flush, wash basin with a mixer tap, radiator, part tiled walls, and tiled flooring



BATHROOM

6'6 x 6 (1.98m x 1.83m)
UPVC double glazed window, bath with a chrome wall mounted fitting over, WC with a push flush, pedestal wash basin with a mixer tap, radiator, part tiled walls, and tiled flooring.



SECOND FLOOR LANDING

Built in cupboard housing the hot water cylinder and boiler.

EXTERIOR

To the side of the property is a tarmac driveway providing off road parking and allowing access to the garage. Whilst to the rear is an enclosed low maintenance garden with gated access to the driveway.



GARAGE

17'4 x 9'5 (5.28m x 2.87m)
Up and over door, UPVC door to the side, light, and power.



NOTES

The property is believed to be Freehold, subject to solicitor verification.
Council Tax Band: B
EPC Rating: