



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.

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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.

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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.



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.

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



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:

