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MISREPRESENTATION ACT 1967.

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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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LIVING ROOM

13'5" x 14'11" (4.1m x 4.57m)

Features include a part-glazed entrance door, double glazed bay and standard window, a gas fire with period-style surround, radiator, under stair storage, and stairs to the first-floor landing.



KITCHEN

13'3" x 10'7" (4.06m x 3.25m)

Two double glazed sash windows, fitted wall and base units, stainless steel sink, tiled splashbacks, an integrated oven and hob, plumbing for a washing machine and dishwasher, and a part-glazed stable door providing access to the rear.



FIRST FLOOR LANDING

Double glazed window and stairs to the second floor.



BEDROOM THREE

7'6" x 13'10" (2.31m x 4.22m)

Features a bay window, built-in wardrobe, and a radiator.



BEDROOM FOUR / STUDY

10'0" x 5'10" (3.07m x 1.78m)

Currently used as a dressing room and includes double glazed window, radiator, built-in wardrobes, and a built in cupboard.



SHOWER ROOM

12'4" x 3'1" (3.76m x 0.94m)

Double glazed window, enclosed shower cubicle, pedestal wash basin, WC, and a radiator.



SECOND FLOOR LANDING

BEDROOM ONE

13'5" x 13'8" (4.1m x 4.17m)

A double glazed bay window and standard window, radiator, and feature period fireplace



BEDROOM TWO

13'6" x 10'7" (4.14m x 3.25m)

Double glazed window, radiator, and built-in wardrobes.



EXTERIOR

A spacious private garden area to the front with lawn and seating areas, along with a small courtyard-style area at the rear. Parking is available on the road adjacent to the property.

Parking space for several vehicles is available to the side of the property, although this area is not officially recorded on the deeds.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: C
EPC Rating: D

