



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.

Located in a quiet cul-de-sac, Hogshaw Villas is conveniently close to the town centre, offering easy access to transport links, schools, shops, bars, and restaurants. Boasting OFF ROAD PARKING and THREE BEDROOMS, this spacious terrace home comprises a porch, a good sized living room with a multi-fuel burner, a fitted kitchen, and a dining room. On the first floor is the main bedroom featuring built in wardrobes, as well as the bathroom, while the second floor houses the two remaining bedrooms. The cellars have also been converted, fully tanked out, plastered, and are decorated with laminate flooring throughout. They feature a utility room and two versatile rooms currently used as a hobby room and study. Externally, there is an enclosed forecourt garden with wrought-iron railings and a gate, with an enclosed courtyard style garden at the rear, beyond which you will find private off-road parking.

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**PORCH**

Timber entrance door with stained glass inset panels, and wooden flooring.

**LIVING ROOM**

15'11 x 13'4 (4.85m x 4.06m)

Two double glazed windows, multi fuel burner with a tiled hearth, radiator, wooden flooring, and stairs to the cellar and first floors.



**KITCHEN**

8'4 x 9'5 (2.54m x 2.87m)

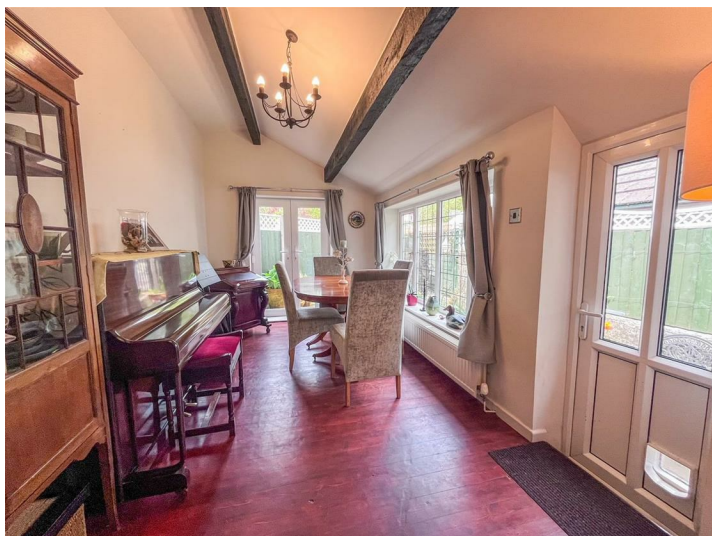
UPVC double glazed window with a bespoke remote control blind, fitted wall and base units, four-ring electric hob with an extractor fan over, Bosch double oven and grill, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, integral dishwasher, Worcester gas central heating boiler, wooden flooring, and a Velux window.



**DINING ROOM**

13'10 x 7'11 (4.22m x 2.41m)

UPVC double glazed double doors and window, radiator, wooden flooring, and a vaulted ceiling with exposed beams.



**FIRST FLOOR LANDING**

UPVC double glazed window and stairs to the second floor.

**BEDROOM ONE**

9'11 x 13'7 (3.02m x 4.14m)

UPVC double glazed window, built in wardrobes and cupboard, and a radiator.



**BATHROOM**

5'6 x 10'7 (1.68m x 3.23m)

UPVC double glazed window, bath with a wall-mounted shower fitment over, pedestal washbasin, WC, radiator, partially tiled walls, and wood-effect flooring



**SECOND FLOOR LANDING**

**BEDROOM TWO**

16'10 x 7'6 (max) (5.13m x 2.29m (max))

UPVC double glazed window, and a radiator.



**BEDROOM THREE**

7'10 x 10'5 (2.39m x 3.18m)

UPVC double-glazed window, and a radiator.



**CELLAR ONE / HOBBY ROOM**

6'5 x 11'3 (1.96m x 3.43m)

UPVC double glazed window, electric sockets, and a storage heater.



**UTILITY ROOM**

6'2 x 6'11 (1.88m x 2.11m)

Fitted base level units, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, space for tumble dryer electric sockets, and oak effect flooring.



**CELLAR TWO**

7'6 x 7 (2.29m x 2.13m)

Electric wall mounted storage heater, electric sockets, stainless steel sink unit and oak effect flooring.

**EXTERIOR**

To the front elevation is an enclosed paved forecourt with decorative security light. While to the rear is an enclosed low-maintenance garden featuring a patio, timber decking, two security lights, outside water tap, and the wood store.



**PARKING**

Located to the rear of the property offering timber shed and private parking.



**NOTES**

Tenure: Freehold (subject to solicitor verification)

Council Tax Band: B

EPC Rating: E