



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.

Offering TWO DOUBLE BEDROOMS, this end terrace home is perfect for both first time buyers and buy to let investors alike. The property comprises an entrance hallway, living room, good sized dining kitchen, ground floor WC, two double bedrooms, and a family bathroom. Externally, there is an enclosed private garden to the rear.



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### HALLWAY

Wooden external door, radiator, and stairs to the first floor.

### LIVING ROOM

16;7 x 11'3 (max) (4.88m;2.13m x 3.43m (max))  
UPVC double glazed windows, radiator, and an under stairs storage cupboard.



### DINING KITCHEN

9'10 x 14'4 (3.00m x 4.37m)  
UPVC double glazed double doors and window, a range of fitted wall and base units, four-ring electric hob, integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, and a radiator.



### WC

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



### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE

9'11 x 14'4 (3.02m x 4.37m )  
UPVC double glazed window and a radiator.



### BEDROOM TWO

9 x 14'4 (2.74m x 4.37m )  
UPVC double glazed window and a radiator.



### BATHROOM

7'1 x 6'2 (2.16m x 1.88m )  
UPVC double glazed window, bath with a wall-mounted shower fitment over, pedestal wash basin with a mixer tap over, WC with a push flush, radiator, part-tiled walls, and wood effect flooring.



### EXTERIOR

There is a low maintenance forecourt to the front. To the rear is an enclosed lawned garden with gated access to the rear.



### NOTES

Tenure: Freehold (subject to solicitor verification)  
Council Tax Band: A  
EPC Rating: C

