



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.

NO ONWARD CHAIN This **THREE BEDROOM SEMI DETACHED** home features spacious accommodation, including an entrance porch, entrance hallway, two generously sized reception rooms, and a fitted kitchen. The first floor offers two double bedrooms, a sizable third bedroom, and a modern bathroom. Externally, the property boasts **OFF ROAD PARKING** and a landscaped garden at the rear.

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PORCH

UPVC door and double glazed windows, and wood effect flooring.

HALLWAY

Radiator, wooden flooring, and stairs to the first floor.



LIVING ROOM

11'9 x 13'9 (3.58m x 4.19m)

UPVC double glazed sliding doors, log burner with a stone hearth, radiator, and wooden flooring.



DINING ROOM

10'7 x 13'7 (3.23m x 4.14m)

UPVC double glazed windows, and a radiator.



KITCHEN

10'9 x 6'7 (3.28m x 2.01m)

Timber external door, UPVC double glazed windows, fitted base units, space for a cooker, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, and an under-stairs storage cupboard.



LANDING

UPVC double glazed windows, and loft access.

BEDROOM ONE

12'7 x 11'9 (3.84m x 3.58m)

UPVC double glazed window, and a radiator.



BEDROOM TWO

10'8 x 12'7 (3.25m x 3.84m)

UPVC double glazed window, radiator, and wooden flooring.



BEDROOM THREE

9'10 x 7'8 (3.00m x 2.34m)

UPVC double glazed window, and a radiator.



BATHROOM

7'6 x 7'5 (2.29m x 2.26m)

UPVC double glazed windows, P shaped bath with a wall

mounted shower fitment over, WC with a push flush, pedestal wash basin with a mixer tap over, ladder style radiator, and tile effect flooring.



EXTERIOR

To the front of the property is an enclosed garden and off-road parking. To the rear is an enclosed lawned garden.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: E

