



This FOUR-BEDROOM stone semi-detached home, offering VIEWS across the town to the surrounding hills, is situated CLOSE TO THE TOWN CENTRE and Market Place and has been refurbished by the current owner. Set over three floors, it provides spacious accommodation throughout, comprising an entrance hall, living room, dining kitchen, four bedrooms, and two shower rooms. Externally, the property boasts gardens to the front and rear.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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.

This FOUR-BEDROOM stone semi-detached home, offering VIEWS across the town to the surrounding hills, is situated CLOSE TO THE TOWN CENTRE and Market Place and has been refurbished by the current owner. Set over three floors, it provides spacious accommodation throughout, comprising an entrance hall, living room, dining kitchen, four bedrooms, and two shower rooms. Externally, the property boasts gardens to the front and rear.

HALLWAY

uPVC entrance door, wooden flooring, and stairs to the first floor.

LIVING ROOM

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

uPVC double glazed bay window and a double glazed standard window, multi fuel burner, and a radiator.



KITCHEN DINER

17'8 x 10'6 (5.38m x 3.20m)

uPVC double glazed bay window, double bifolding doors, fitted base units with a wooden work surface, range cooker, washing machine & dishwasher, radiator, and bamboo herringbone flooring.



GROUND FLOOR SHOWER ROOM

Enclosed shower cubicle with a wall mounted shower fitting, WC with push flush, wash basin with a mixer tap, ladder style radiator, tiled flooring, and cellar access.

FIRST FLOOR LANDING

uPVC double glazed window, and stairs to the second floor.

BEDROOM ONE

12 x 11'11 (3.66m x 3.63m)

uPVC double glazed bay window and a radiator.



BEDROOM TWO

10'11 x 10'8 (3.33m x 3.25m)

uPVC double glazed window and a radiator.



SHOWER ROOM

10'8 x 6'3 (3.25m x 1.91m)

uPVC double glazed windows, open walk in shower cubicle with a wall mounted shower fitting, WC with push flush, wash basin with a mixer tap, two built in cupboards (one housing the Worcester combi boiler), radiator, part tiled walls, and tiled flooring.



SECOND FLOOR LANDING

Double glazed Velux window.

BEDROOM THREE

12'3 x 8'4 (3.73m x 2.54m)

uPVC double glazed window, double glazed Velux window, and a radiator.



BEDROOM FOUR

10'10 x 6'5 (3.30m x 1.96m)

Double glazed Velux window, radiator, and access to eaves storage space.



EXTERIOR

At the front of the property, steps lead to a rockery garden with various plants and shrubs. A path and flowerbeds to the side lead to the rear garden, which includes a patio with steps up to a lawned garden featuring raised beds. Additionally, there is a shed at the rear.



NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D