



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 well-presented, modern TWO BEDROOM semi-detached property offers spacious living accommodation throughout. The property features a contemporary fitted kitchen, a cloakroom/WC, and a living room with double doors opening to the garden. Upstairs, you'll find two well-proportioned double bedrooms and a stylish family bathroom. Externally, the property boasts an enclosed rear garden with gated access and a tarmac driveway providing OFF-ROAD PARKING. Situated on the edge of the development, the property is conveniently located near local shops, a nursery, and hospitals.

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HALLWAY

Composite door, radiator, and stairs to the first floor.

KITCHEN

12 x 9'11 (max) (3.66m x 3.02m (max))
uPVC double glazed window, a range of fitted wall and base units, four-ring gas hob and integrated oven with extractor fan over, stainless steel sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and wood effect flooring.



WC

5'1 x 2'11 (1.55m x 0.89m)
WC with a push flush, pedestal wash basin with a mixer tap, and wood effect flooring.

LIVING ROOM

12'1 x 13'2 (3.68m x 4.01m)
uPVC double glazed double doors and a radiator.



FIRST FLOOR LANDING

Loft access and radiator.

BEDROOM ONE

8'9 x 13'2 (2.67m x 4.01m)
uPVC double glazed windows and a radiator.



BEDROOM TWO

8'5 x 13'2 (max) (2.57m x 4.01m (max))
uPVC double glazed window, built-in cupboard, and a radiator.



BATHROOM

6'7 x 6'5 (2.01m x 1.96m)
uPVC double glazed window, bath with wall-mounted shower over, WC with a push flush, pedestal wash basin with a mixer tap, radiator, part-tiled walls, and wood effect flooring.



EXTERIOR

The property features a tarmac driveway to the side with gated access leading to the enclosed rear garden.



NOTES

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

