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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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**NO VENDOR CHAIN** - Located in a popular residential area, this **THREE-BEDROOM SEMI-DETACHED** home offers excellent potential and requires modernisation throughout. The ground floor comprises an entrance hallway, a spacious living room with a dining area, kitchen, and conservatory. The first floor provides three bedrooms and a fitted bathroom. Externally, the property benefits from **OFF-ROAD PARKING, GARAGE,** and front and rear gardens.

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### HALLWAY

uPVC door and window, airing cupboard housing the meters, and stairs to the first floor.

### LIVING ROOM

14'1 x 21'7 (4.29m x 6.58m)

uPVC double-glazed window, radiator, and uPVC sliding doors leading into the conservatory.



### FIRST FLOOR LANDING

uPVC double glazed window and loft access.

### BEDROOM ONE

10'9 x 10'8 (3.28m x 3.25m )

uPVC double-glazed window.



### KITCHEN

8'8 x 8'5 (2.64m x 2.57m)

Door and window, range of fitted base and wall units, four-ring electric hob, integrated oven, stainless steel sink and drainer, plumbing for a washing machine, and built-in under-stairs storage cupboard.



### CONSERVATORY

7 x 7'2 (2.13m x 2.18m)

uPVC double glazed windows and door leading to the rear garden.

### BEDROOMS TWO

10'8 x 8'7 (3.25m x 2.62m)

uPVC double-glazed window and a built-in cupboard.



### BEDROOMS THREE

6'8 x 6'5 (2.03m x 1.96m)

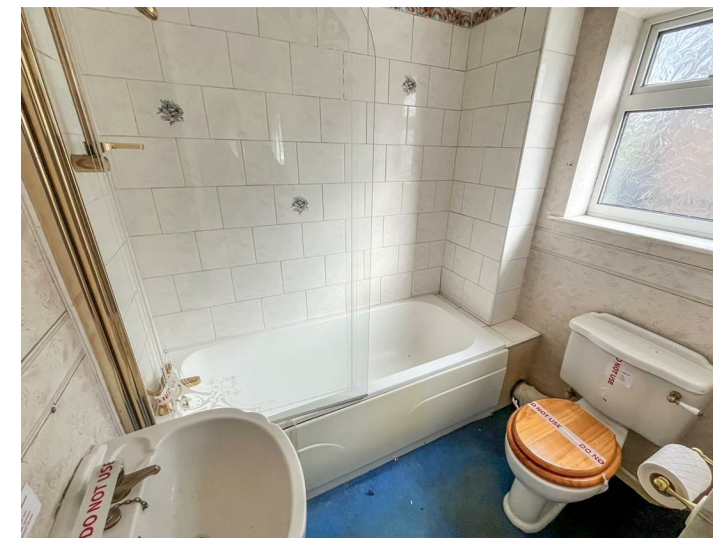
uPVC double-glazed window and a built-in cupboard.



### BATHROOM

8 x 6'4 (max) (2.44m x 1.93m (max))

uPVC double glazed window, bath with wall mounted shower fixture, pedestal wash basin, WC, and built-in cupboard.



### GARAGE

18'6 x 8'9 ( 5.64m x 2.67m)

Light and power.

### EXTERIOR

To the front of the property, there is a lawn and a tarmac driveway running down the side of the property, leading to the garages. The rear offers a lawned garden and a patio.



### NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: E