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Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

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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.

Occupying a GOOD SIZED PLOT, this EXTENDED THREE-BEDROOM SEMI-DETACHED home comprises a porch, hallway, bay-fronted living room with multi-fuel burner, separate dining room with a second multi-fuel burner opening to a contemporary kitchen with breakfast bar, and a ground floor WC. Upstairs are three bedrooms and a modern bathroom with shower over bath. Externally, the property offers a DRIVEWAY for two vehicles to the front, with gated side access leading to a block-paved yard with WORKSHOP and AMPLE ADDITIONAL PARKING, as well as an enclosed garden currently used as an allotment.

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PORCH

uPVC double glazed windows and tiled flooring.

HALLWAY

uPVC door and double flat window, radiator, and stairs to the first floor.

LIVING ROOM

13'4 x 12'10 (max) (4.06m x 3.91m (max))
uPVC double glazed bay window, multi-fuel burner, radiator, and oak flooring.



DINING ROOM

11'1 x 19'5 (3.38m x 5.92m)
uPVC double glazed window, multi-fuel burner, radiator, engineered oak flooring, and open to:



KITCHEN

11'4 x 16'7 (3.45m x 5.05m)
uPVC double glazed double doors and windows, fitted wall and base units with an oak worktop, breakfast bar, space for a range cooker, ceramic sink and drainer with a mixer tap, plumbing for a washing machine and dishwasher, and tiled flooring.



WC

WC with push flush, wash basin with a mixer tap, and LVT wood-effect flooring.

LANDING

uPVC double glazed window and loft access via a drop-down ladder.

BEDROOM ONE

11'2 x 13'2 (3.40m x 4.01m)
uPVC double glazed window, built-in wardrobe with sliding doors, and a radiator.



BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)
uPVC double glazed window and a radiator.



BEDROOM THREE

8'2 x 9 (max) (2.49m x 2.74m (max))
uPVC double glazed window, built-in cupboard, and a radiator.



BATHROOM

5'10" x 7'6" (1.78m x 2.29m)
uPVC double glazed window, bath with wall-mounted shower fitting, WC with push flush, wash basin with a mixer tap, ladder-style radiator, tiled walls, and LVT wood-effect flooring.

EXTERIOR

To the front of the property is a driveway with parking for two vehicles, with gated access to the side leading to the rear block-paved yard which offers further off-road parking and access to the workshop, as well as an Indian stone patio. To the side of the property is a further enclosed garden currently used as an allotment.



WORKSHOP

23'3 x 23'5 (7.09m x 7.14m)
Double doors, light, power, and water.



NOTES

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