



KITCHEN/DINER

5.684 x 3.651 (18'7" x 11'11")

LOUNGE

4.740 x 3.296 (15'6" x 10'9")

WC

2.18m x 1.14m (7'2" x 3'9")

BEDROOM ONE

4.740 x 3.540 (15'6" x 11'7")

EN SUITE

2.339 x 1.400 (7'8" x 4'7")

BEDROOM TWO

3.556 x 2.626 (11'7" x 8'7")

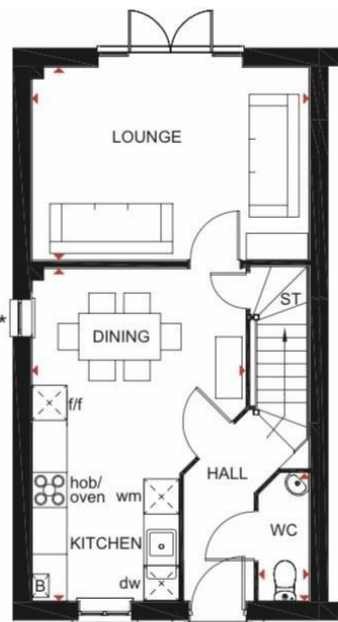
BEDROOM THREE

2.531 x 2.025 (8'3" x 6'7")

BATHROOM

2.626 x 1.825 (8'7" x 5'11")





Ground Floor

| | | |
|----------------|----------------|----------------|
| Kitchen/Dining | 5684 x 3651 mm | 18'7" x 11'11" |
| Lounge | 4740 x 3296 mm | 15'6" x 10'9" |
| WC | 2185 x 861 mm | 7'2" x 3'9" |

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 4740 x 3540 mm | 15'6" x 11'7" |
| En suite | 2339 x 1400 mm | 7'8" x 4'7" |
| Bedroom 2 | 3556 x 2626 mm | 11'8" x 8'7" |
| Bedroom 3 | 2531 x 2025 mm | 8'3" x 6'7" |
| Bathroom | 2626 x 1825 mm | 8'7" x 6'0" |

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

Key

| | | | | | |
|----|--------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | dw | Dishwasher space |
| ST | Store | wm | Washing machine space | ↔ | Dimension location |

Marshall Way - 18718797

Council Tax Band - New Build

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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