



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.

We are delighted to have been instructed on this three-bedroom property to let, situated in a popular residential location.

This well-presented versatile property comprises a living room, snug room/dining, kitchen/dining room, and a downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. The property further benefits from gas central heating, double glazing, a parking space, and a good-sized rear garden.

The property has an EPC Band D rating and is available immediately.