



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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 SPACIOUS STONE BUILT END TERRACE is offered with NO ONWARD CHAIN and is situated in a popular location, benefiting from an INTEGRAL GARAGE/WORKSHOP. The property offers accommodation arranged over three floors and comprises a hallway, living room, dining room and a fitted kitchen. To the upper floors there are FOUR/FIVE BEDROOMS and TWO BATHROOMS. Externally, the property benefits from a garden frontage and a patio garden to the rear.

This SPACIOUS STONE BUILT END TERRACE is offered with NO ONWARD CHAIN and is situated in a popular location, benefiting from an INTEGRAL GARAGE/WORKSHOP. The property offers accommodation arranged over three floors and comprises a hallway, living room, dining room and a fitted kitchen. To the upper floors there are FOUR/FIVE BEDROOMS and TWO BATHROOMS. Externally, the property benefits from a garden frontage and a patio garden to the rear.

ENTRANCE VESTIBULE

Frosted entrance door, internal door leading to;

ENTRANCE HALLWAY

Stairs to first floor, radiator, cloaks hanging space, door to lower ground floor.

LIVING ROOM

14'6" x 12'9" (4.42m x 3.91m)

Double glazed bay window, fireplace with wooden surround, living flame gas fire and marble effect hearth, radiator, ceiling coving

DINING ROOM

14'2" x 11'1" (4.32m x 3.38m)

Double glazed French doors to garden, radiator, wall light point, fitted cupboard.

FITTED KITCHEN

7'10" x 7'10" (2.41m x 2.39m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring gas hob and extractor above, space for washing machine and fridge, two double glazed windows, radiator, wall mounted central heating boiler.

FIRST FLOOR LANDING

Stairs to second floor, open plan access to bedroom five/studio space.

BEDROOM THREE

12'7" x 9'10" (3.84m x 3.00m)

Double glazed window, radiator, built in shelving unit.

BEDROOM FOUR

13'3" x 10'2" (4.04m x 3.12m)

Double glazed window, radiator, ceiling coving.

BEDROOM FIVE/STUDIO SPACE

10'2" x 7'4" (3.12m x 2.26m)

Currently open plan to the landing though could easily be separated if desired. Double glazed window, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls, airing cupboard with storage space, frosted double glazed window.

SECOND FLOOR LANDING

Double glazed Velux style window, access to roof void.

BEDROOM ONE

16'7" x 13'5" (5.08m x 4.09m)

Double glazed window, radiator.

BEDROOM TWO

12'9" x 11'1" (3.91m x 3.38m)

Double glazed Velux style window, radiator, cast iron fireplace.

SHOWER ROOM

Shower cubicle with shower fittings over, pedestal wash hand basin, low level WC, bidet, radiator, tiled walls and extractor fan.

EXTERNALLY

To the front of the house there is garden frontage allowing access to the garage. The rear of the property offers a patio garden with seating area, raised borders and enclosed boundaries.

NOTES

Tenure: Leasehold

Council Tax Band: C

EPC Rating: D

What3Words Location: gearing.factory.mango

