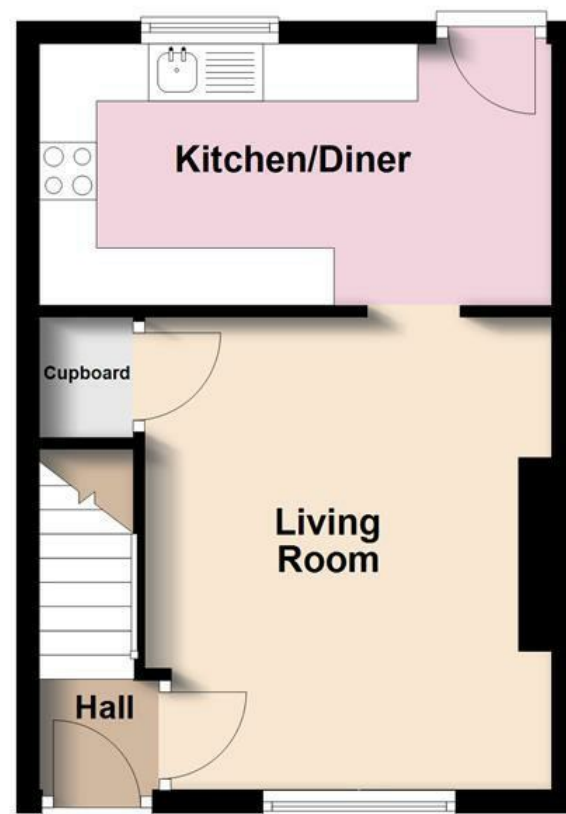


Ground Floor

First Floor



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.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



This well-presented TWO BEDROOM TERRACE home is presented to a high standard and has been fully refurbished by the current owner. It comprises an entrance hall, a living room, and a modern kitchen diner with integrated appliances. The first floor offers two good-sized double bedrooms and a modern bathroom. Outside, the property benefits from off-road parking for two vehicles to the front and an enclosed, low-maintenance garden to the rear.

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HALLWAY

Composite door, radiator, wood-effect flooring, and stairs to the first floor.

LIVING ROOM

13'7 x 11'8 (4.14m x 3.56m)
uPVC double-glazed window, electric fire, radiator, wood-effect flooring, and under-stairs cupboard.

KITCHEN

7'6 x 14'9 (2.29m x 4.50m)
uPVC double-glazed double door and window, fitted wall and base units with a marble-effect worktop, four-ring electric hob, internal oven and microwave, sink and drainer with mixer tap, integral fridge freezer, dishwasher, plumbing for a washing machine, radiator, and wood-effect flooring.

FIRST FLOOR LANDING

Access to the loft space.

BEDROOM ONE

11'9 x 14'11 (max) (3.58m x 4.55m (max))
Two uPVC double-glazed windows and a radiator.

BEDROOM TWO

9'6 x 13 (2.90m x 3.96m)
uPVC double-glazed window and a radiator.

BATHROOM

6'4 x 5'9 (1.93m x 1.75m)
uPVC double-glazed window, panelled bath with wall-mounted shower fitment over, WC with push flush, wash basin with mixer tap, ladder-style radiator, tiled walls, and tiled flooring.

EXTERIOR

To the front is a tarmac driveway providing parking for two vehicles. To the rear is an enclosed garden featuring an artificial grass lawn and a patio.

NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: D
What3Words Location: anode.views.shipwreck

