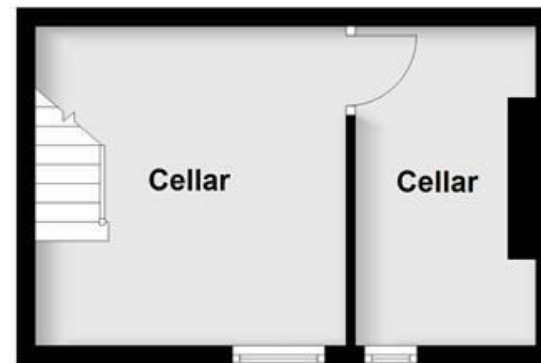
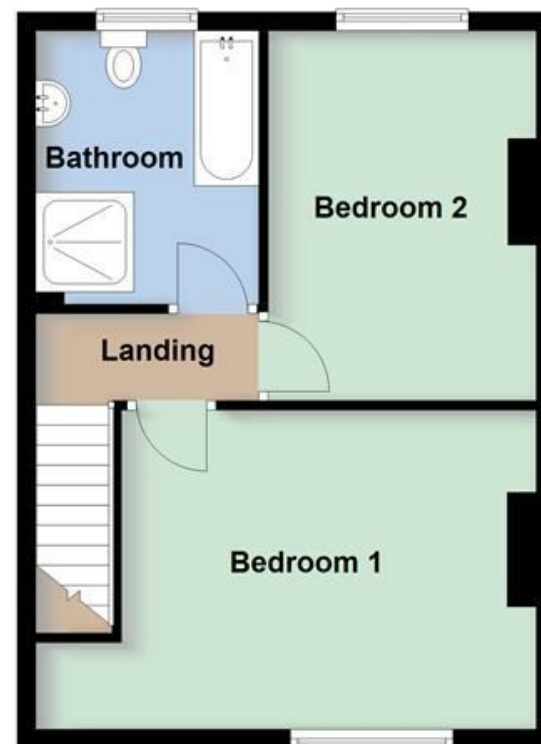


**Basement**



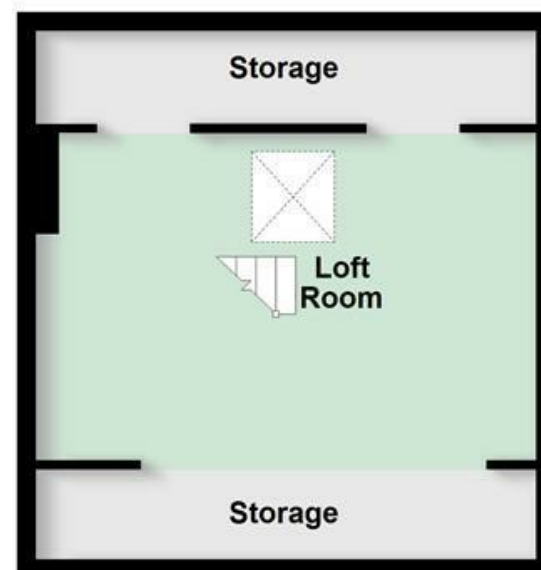
**First Floor**



**Ground Floor**



**Second Floor**



All floorplans provided by Petty Real 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.



A WELL PRESENTED TWO BEDROOM TERRACE situated in a popular location close to the town centre. The property features an entrance hallway, a living room, and a spacious open plan dining kitchen. Upstairs, there are TWO DOUBLE BEDROOMS and a modern bathroom with a separate shower and bath. The property also boasts a partially converted loft room and two useful cellar rooms. Outside, there is a small front garden with established flower beds and an enclosed courtyard garden with raised timber decking to the rear.



A WELL PRESENTED TWO BEDROOM TERRACE situated in a popular location close to the town centre. The property features an entrance hallway, a living room, and a spacious open plan dining kitchen. Upstairs, there are TWO DOUBLE BEDROOMS and a modern bathroom with a separate shower and bath. The property also boasts a partially converted loft room and two useful cellar rooms. Outside, there is a small front garden with established flower beds and an enclosed courtyard garden with raised timber decking to the rear.

**HALLWAY**

Composite door, uPVC double glazed windows, radiator, wood-effect flooring, access to the cellar, and stairs to the first floor.



**LIVING ROOM**

11'4 x 11'9 (3.45m x 3.58m)  
uPVC double glazed window, log burner, radiator, and wood-effect flooring.



**DINING KITCHEN**

13'2 x 17'11 (4.01m x 5.46m)  
uPVC door and two double glazed windows, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine and dishwasher, log burner, radiator, and wood-effect flooring.



**FIRST FLOOR LANDING**

Loft access via a drop down ladder

**BEDROOM ONE**

18 x 11'3 (max) (5.49m x 3.43m (max))  
uPVC double glazed window and radiator.



**BEDROOM TWO**

13'1 x 9'8 (3.99m x 2.95m)  
uPVC double glazed window and radiator.



**BATHROOM**

9'9 x 7'11 (2.97m x 2.41m)  
uPVC double glazed window, enclosed shower cubicle with electric shower fitment, panelled bath, WC with push flush, pedestal wash basin, ladder-style radiator, part-tiled walls, and tile-effect flooring.



**LOFT**

11'8 x 16'2 (max) (3.56m x 4.93m (max))  
Double glazed Velux window and eaves storage.



**CELLAR ONE**

11'1 x 11'1 (3.38m x 3.38m)  
uPVC double glazed window with light and power.

**CELLAR TWO**

11 x 6'3 (3.35m x 1.91m)  
Window, light and power, housing the gas central heating boiler.

**EXTERIOR**

Steps leading to the house with established raised flower beds. To the rear is an enclosed, low-maintenance courtyard garden with raised timber decking.

