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Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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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.

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#### 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.



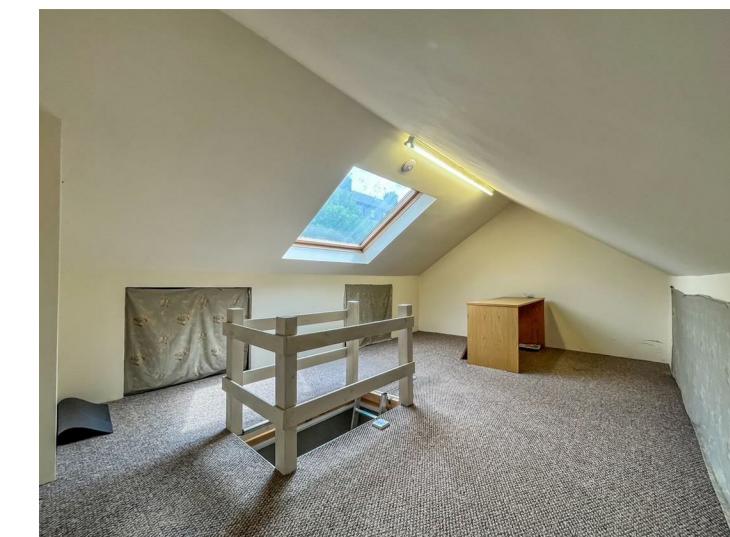
#### BATHROOM

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.