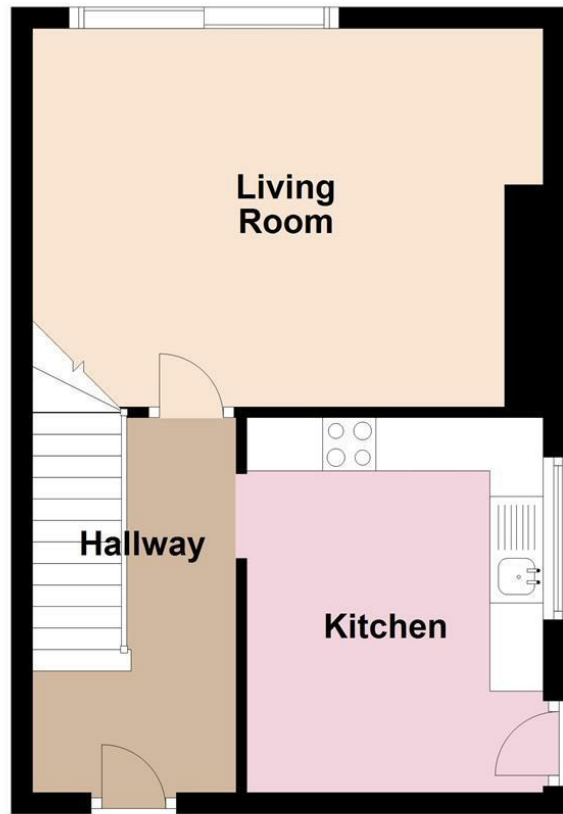
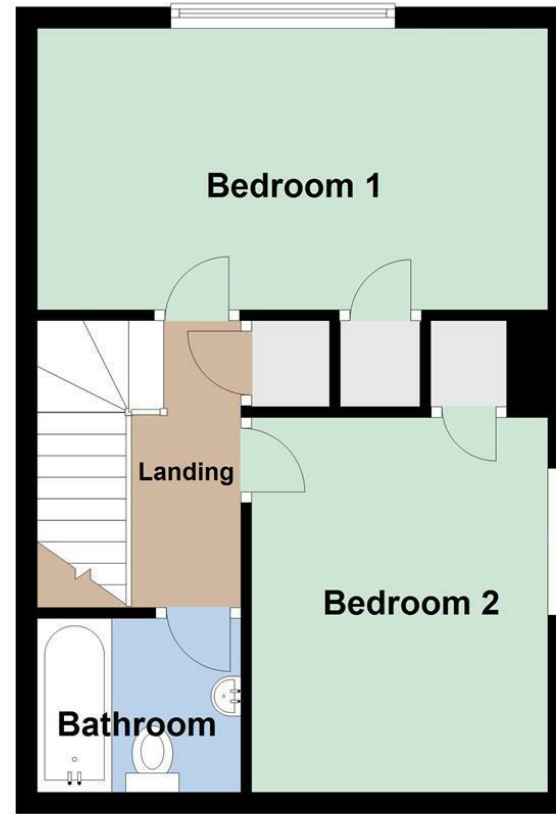


Ground Floor



First Floor



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 well-presented TWO BEDROOMS end terrace offers OFF ROAD PARKING and is an ideal opportunity for a first-time buyer or buy-to-let investor. Comprising entrance hallway, living room, kitchen, two double bedrooms, and a modern bathroom. Externally, there is a good-sized low-maintenance enclosed garden, while the front offers off-road parking.

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### HALLWAY

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

### LIVING ROOM

11'8 x 15'9 (3.56m x 4.80m)

uPVC double glazed sliding door, radiator, wooden effect flooring.

### KITCHEN

11'7 x 9'2 (3.53m x 2.79m )

uPVC door and double glazed windows, a range of fitted base level units with a wood effect worktop, five ring gas hob and integral oven, stainless steel sink and drainer with a mixer tap, integral dishwasher, plumbing for a washing machine, radiator, wood effect flooring, and a newly installed combi boiler

### LANDING

Built in cupboard and loft access.

### BEDROOM ONE

8'8 x 15'9 (2.64m x 4.80m )

uPVC double glazed windows, built in cupboard, and a radiator.

### BEDROOM TWO

11'8 x 9'2 (3.56m x 2.79m )

uPVC double glazed windows, built in cupboard, and a radiator.

### BATHROOM

5'6 x 6'2 (1.68m x 1.88m )

uPVC double glazed windows, panelled bath with a wall mounted shower fitment, WC with a push flush, pedestal wash basin, tiled walls and tiled flooring.

### EXTERIOR

To the front of the property is a paved driveway, while to the rear is an enclosed garden featuring a patio and raised flower beds.

### NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

