



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.

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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.

ENJOYING AN OPEN ASPECT TO BOTH FRONT & REAR - This semi-detached property is situated within a highly desirable location and benefits from EXTENDED accommodation including; hallway, living room, dining room, fitted kitchen with utility room, downstairs WC, conservatory, THREE DOUBLE BEDROOMS, fitted bathroom and a useful second floor home office. Externally there is DRIVEWAY parking together with gardens to both front and rear. EARLY VIEWING IS HIGHLY RECOMMENDED.

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### ENTRANCE HALLWAY

Composite door, radiator, and stairs to the first floor.

### LIVING ROOM

15'5 x 16'11 (4.70m x 5.16m)

uPVC double glazed window, multi fuel burner, and a radiator.

### FITTED KITCHEN & DINING ROOM

11'9 x 20'5 (3.58m x 6.22m)

uPVC double glazed window, fitted wall and base units with a wood effect worktop and breakfast bar, five ring gas hob and integral oven and grill, stainless steel sink and drainer with a mixer tap, integral dishwasher, radiator, and half wood effect, half tiled flooring.

### GARDEN ROOM

13'6 x 10'2 (4.11m x 3.10m)

uPVC double glazed double doors and windows, radiator, and wood effect flooring.

### UTILITY ROOM

Composite door to the front and a uPVC door and double glazed window to the rear, fitted wall units, plumbing for a washing machine and dryer, built in cupboard, radiator, and tiled flooring.

### DOWNSTAIRS WC

uPVC double glazed window, WC, wash basin, radiator, and tiled flooring.

### FIRST FLOOR LANDING

uPVC double glazed windows and stairs to the second floor.

### BEDROOM ONE

11'9 x 12'3 (3.58m x 3.73m)

uPVC double glazed window, fitted wardrobes, and a radiator.

### BEDROOM TWO

7'8 x 12'4 (2.34m x 3.76m)

uPVC double glazed window, two built in cupboards, radiator, and wood effect flooring.

### BEDROOM THREE

10'5 x 7'8 (3.18m x 2.34m)

uPVC double glazed window and a radiator.

### BATHROOM

8'5" x 7'4" (2.57m x 2.26m)

uPVC double glazed window, P shaped bath with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap, built in storage, ladder style radiator, tiled walls, and tiled flooring.

### LOFT ROOM / SECOND FLOOR HOME OFFICE

15'10 x 12'4 (max) (4.83m x 3.76m (max))

Double glazed Velux window and a radiator.

### EXTERNALLY

Gravelled driveway to the front providing ample off road parking. To the rear is an enclosed garden featuring a lawn and patio.

### NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

