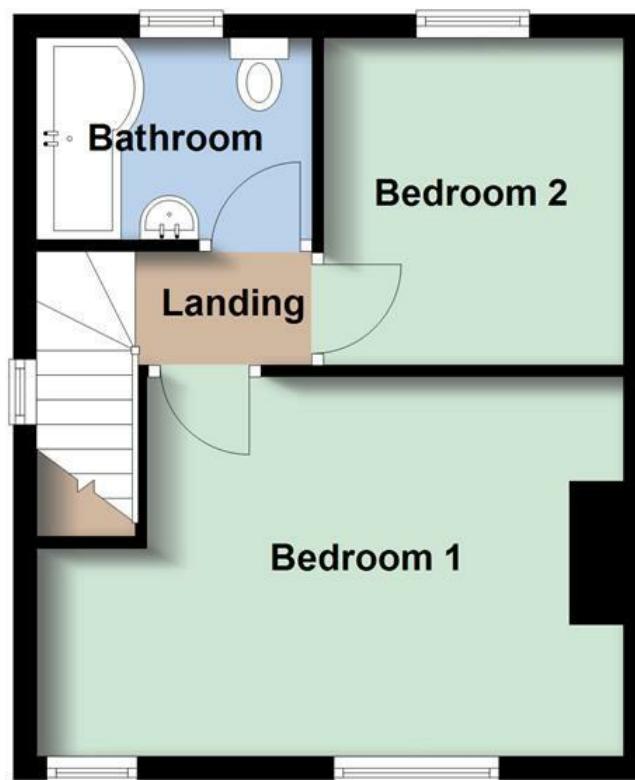




### Ground Floor



### 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.
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 TWO-BEDROOM END TERRACE home is ideal for first-time buyers. The property offers practical accommodation, including a hall, living room, dining kitchen, two double bedrooms, and a bathroom. Externally, there is a low-maintenance front yard and an enclosed paved rear yard with space for a shed.

This TWO-BEDROOM END TERRACE home is situated within a cul-de-sac in a popular residential area. The property offers practical accommodation, including a hall, living room, dining kitchen, two double bedrooms, and a bathroom. Externally, there is a low-maintenance front yard and an enclosed paved rear yard with space for a shed.

#### HALL

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

#### LIVING ROOM

12'11 x 13'5 (max) (3.94m x 4.09m (max))

uPVC double-glazed bay window, electric fire, and radiator.



#### DINING KITCHEN

8'4 x 16'8 (2.54m x 5.08m)

uPVC door, two uPVC double-glazed windows, fitted wall and base units, stainless steel 1.5 bowl sink with drainer and mixer tap, space for a cooker, plumbing for a washing machine, radiator, wood-effect flooring, and under-stairs cupboard.



#### FIRST FLOOR LANDING

uPVC double-glazed window, radiator, and loft access

#### BEDROOM ONE

10'8 x 16'8 (max) (3.25m x 5.08m (max))

Two uPVC double-glazed windows and two radiators.



#### BEDROOM TWO

9'2 x 8'5 (2.79m x 2.57m)

uPVC double-glazed window, radiator, and Glow-worm combi boiler.

#### BATHROOM

5'8 x 7'9 (1.73m x 2.36m)

uPVC double-glazed window, bath with wall-mounted shower over, pedestal wash basin, WC with push-flush, radiator, and part-tiled walls.



#### EXTERIOR

The property offers a low-maintenance yard to the front and an enclosed paved yard to the rear with space for a shed.



#### NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

What3Words Location: congested.pouting.instincts

