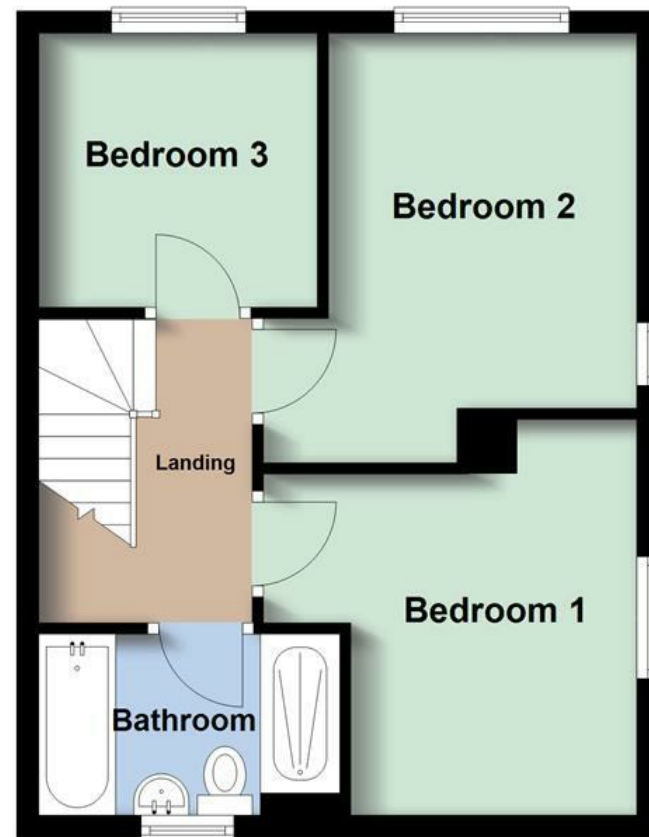


Ground Floor

First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



Situated in a popular residential area, this THREE-BEDROOM END TERRACED PROPERTY is ideally located within close reach of local amenities including shops, schools and transport links. The property comprises a porch, hallway, breakfast kitchen, spacious living room, three well-proportioned bedrooms and a contemporary fitted bathroom. Externally, the property offers a good-sized rear garden, along with a detached GARAGE and a driveway providing OFF-ROAD PARKING.

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.

Situated in a popular residential area, this **THREE-BEDROOM END TERRACED PROPERTY** is ideally located within close reach of local amenities including shops, schools and transport links. The property comprises a porch, hallway, breakfast kitchen, spacious living room, three well-proportioned bedrooms and a contemporary fitted bathroom. Externally, the property offers a good-sized rear garden, along with a detached **GARAGE** and a driveway providing **OFF-ROAD PARKING**.

PORCH

Timber entrance door with timber framed windows.

HALLWAY

Karndean flooring, stairs to the first floor and open to the kitchen.

KITCHEN

11'4 x 11'2 (3.45m x 3.40m)

uPVC double glazed window, fitted wall and base units, four ring Electric induction hob with integral oven, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, integral dishwasher, radiator and Karndean flooring.

LIVING ROOM

11'8 x 17'10 (max) (3.56m x 5.44m (max))

uPVC door and two double glazed windows, log burner, under stairs cupboard, radiator and Karndean flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

12'1 x 11'1 (max) (3.68m x 3.38m (max))

uPVC double glazed window and a radiator.

BEDROOM TWO

11'2 x 11'1 (max) (3.40m x 3.38m (max))

Two uPVC double glazed windows and a radiator.

BEDROOM THREE

8'2 x 8'4 (2.49m x 2.54m)

uPVC double glazed window and a radiator.

BATHROOM

5'5 x 9 (1.65m x 2.74m)

uPVC double glazed window, bath with mixer tap, walk in shower cubicle with wall mounted shower, WC with push flush, pedestal wash basin with mixer tap, ladder style radiator, part tiled walls and Karndean flooring.

EXTERIOR

To the front of the property are raised flower beds. To the rear is an enclosed garden, mainly laid to lawn, along with a garage and a driveway providing off road parking for two vehicles.

NOTES

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

What3Words Location: defends.workloads.crumble

