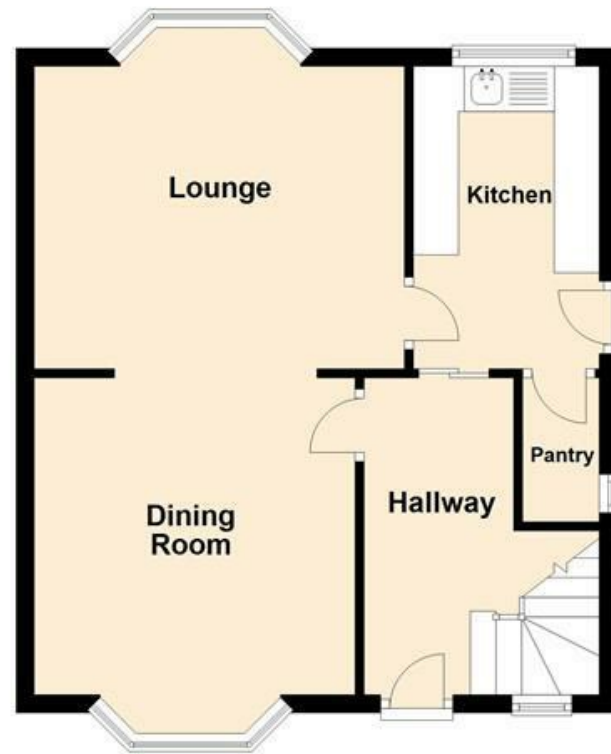


Ground Floor



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.

A semi-detached property requiring some updating and situated within a popular location. OFFERED FOR SALE WITH NO ONWARD CHAIN and comprising; hallway, lounge, dining room, kitchen, THREE BEDROOMS and bathroom. Externally there is a private driveway leading to a DETACHED GARAGE and gardens to both front and rear. EARLY VIEWING ESSENTIAL.

GROUND FLOOR

ENTRANCE HALLWAY

Frosted double glazed entrance door, double glazed window, stairs to first floor, radiator and picture rail.

LOUNGE

13'11" x 13'6" into bay (4.24m x 4.11m into bay)
Double glazed window to rear, fireplace with wooden surround, ceiling coving, archway leading to:



DINING ROOM

12'0" x 11'7" into bay (3.66m x 3.53m into bay)
Double glazed bay window, radiator and ceiling coving.



KITCHEN

11'11" x 6'6" (3.63m x 1.98m)
Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, space for gas cooker, space for washing machine, double glazed window, double glazed door, door to pantry with shelving, wall mounted central heating boiler and further double glazed window.



FIRST FLOOR

LANDING

Access to roof void, double glazed window.

BEDROOM ONE

12'9" x 12'0" (3.89m x 3.66m)
Double glazed window to rear, radiator.



BEDROOM TWO

12'8" x 10'5" (3.86m x 3.18m)
Double glazed window, radiator.



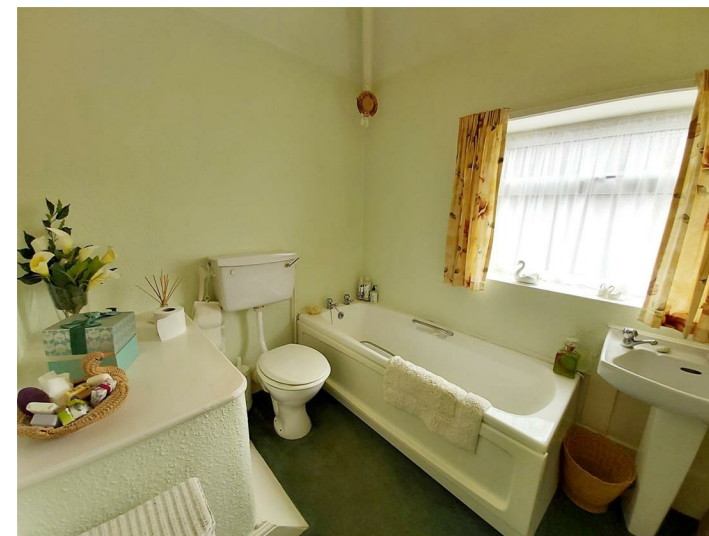
BEDROOM THREE

10'4" x 7'9" (3.15m x 2.36m)
Double glazed window, radiator.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, airing cupboard with hot water cylinder, radiator, frosted double glazed window.



EXTERNALLY

To the front of the house there is a private driveway leading to the detached garage there is a garden frontage with borders.

The rear of the property offers a good sized garden with patio area, laid to lawn garden with borders and mature plantings.



DETACHED GARAGE

16'1" x 8'3" (4.90m x 2.51m)
Up and over door, glazed window to side.

