



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.

**VIEWING ESSENTIAL.** A very well presented semi detached property situated within a highly popular development and benefitting from a pleasant open aspect to the rear.

Comprising; hallway, WC, lounge, fitted dining kitchen, conservatory, **THREE BEDROOMS** (master with en-suite) and family bathroom. Externally there is garden frontage, driveway parking together with an enclosed rear garden.

**VIEWING ESSENTIAL.** A very well presented semi detached property situated within a highly popular development and benefitting from a pleasant open aspect to the rear. Comprising; hallway, WC, lounge, fitted dining kitchen, conservatory, THREE BEDROOMS (master with en-suite) and family bathroom. Externally there is garden frontage, driveway parking together with an enclosed rear garden.

**HALLWAY**

Double glazed entrance door, stairs to first floor, wood effect flooring, radiator.

**WC**

Low level WC, corner wash hand basin, radiator, frosted double glazed window.

**LOUNGE**

14'3 x 12'1 (4.34m x 3.68m)  
Double glazed window, radiator, under stairs storage cupboard, wood effect flooring.



**FITTED KITCHEN**

8'2 x 7'0 (2.49m x 2.13m)  
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, double glazed window, opening onto;



**DINING AREA**

8'9 x 7'0 (2.67m x 2.13m)  
Double glazed French doors to conservatory, radiator, space for table and chairs.



**CONSERVATORY**

7'9 x 6'10 (2.36m x 2.08m)  
Double glazed windows to three sides, double glazed French doors to garden.



**FIRST FLOOR LANDING**

Airing cupboard with shelving.

**BEDROOM ONE**

12'0 x 9'5 (3.66m x 2.87m)  
Double glazed window, radiator, built in storage cupboard, door to;



**EN-SUITE**

Shower cubicle with shower fittings, low level WC, pedestal wash hand basin, radiator, frosted double glazed window.



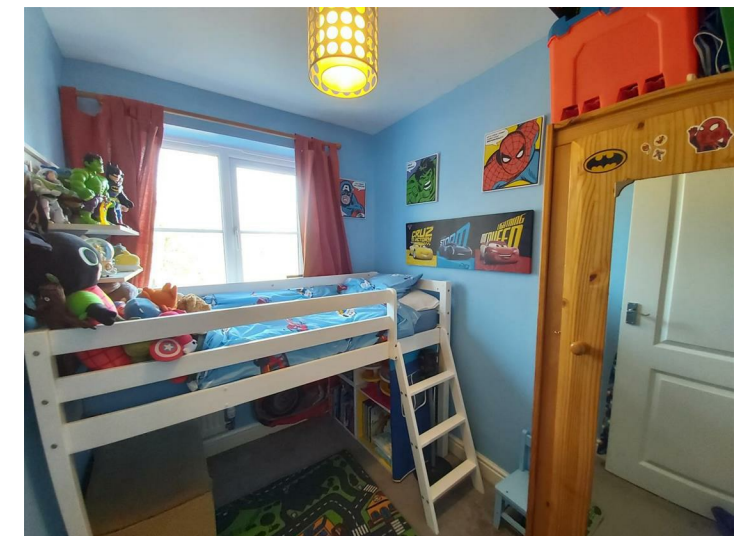
**BEDROOM TWO**

9'1 x 7'6 (2.77m x 2.29m)  
Double glazed window, radiator.



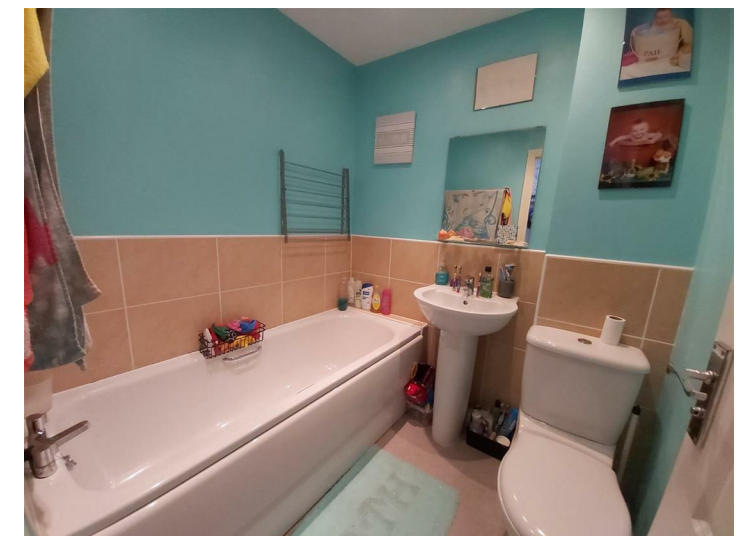
**BEDROOM THREE**

7'6 x 5'11 (2.29m x 1.80m)  
Double glazed window, radiator.



**BATHROOM**

Panelled bath, low level WC, pedestal wash hand basin, radiator, part tiled walls.



**EXTERNALLY**

To the front of the property there is a driveway and carport together with a lawned garden.

The rear of the house has a patio area leading via steps to a lawned garden with borders, a timber shed and enjoys an open aspect to the rear.

