



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.

EARLY VIEWING ESSENTIAL. A spacious semi detached dormer bungalow situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; porch, lounge, kitchen, **FOUR DOUBLE BEDROOMS**, fitted bathroom and additional attic storage room. Externally there is an attached garage, driveway and gardens to front and rear.

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ENTRANCE PORCH

Frosted double glazed entrance door, frosted double glazed windows, radiator, door to;

LOUNGE

15'3 x 11'11 (4.65m x 3.63m)

Double glazed window, radiator, stairs to first floor, fireplace with wooden surround and living flame gas fire, ceiling coving.



INNER HALLWAY

Radiator.

KITCHEN

9'10 x 8'9 (3.00m x 2.67m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for gas cooker, space for fridge/freezer, space for washing machine, double glazed window, double glazed door to outside.



BEDROOM ONE

12'9 x 10'10 into robes (3.89m x 3.30m into robes)

Fitted wardrobes with vanity area, double glazed window, radiator.



BEDROOM TWO

11'8 x 9'11 (3.56m x 3.02m)

Double glazed window, radiator.



BEDROOM THREE

10'10 x 9'5 (3.30m x 2.87m)

(currently used as a dining room). French doors to outside, two double glazed windows, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



FIRST FLOOR

BEDROOM FOUR

19'8 narrowing to 11'10 x 14'2 (5.99m narrowing to 3.61m x 4.32m)

A spacious room with double glazed window, radiator and door leading to;



LOBBY

7'5 x 3'3 (2.26m x 0.99m)

A room allowing access to the attic storage room and eaves storage space.

ATTIC STORAGE ROOM

22'5 x 7'11 restricted head height (6.83m x 2.41m restricted head height)

Wall mounted central heating boiler, electric lighting.

ATTACHED GARAGE

24'4 x 9'1 (7.42m x 2.77m)

A good sized garage with up and over door, two windows, overhead storage, power and lighting.

EXTERNALLY

To the front of the property there is a shared driveway allowing access to a private driveway together with covered carport and providing access to the garage. There is a garden frontage, laid to lawn with borders and access to the side and rear.

The rear garden offers a patio area, laid to lawn garden with enclosed boundaries and mature plantings.

