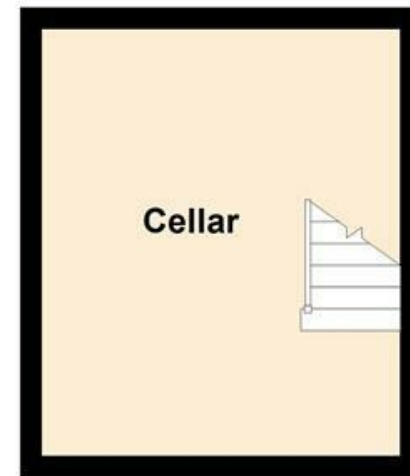
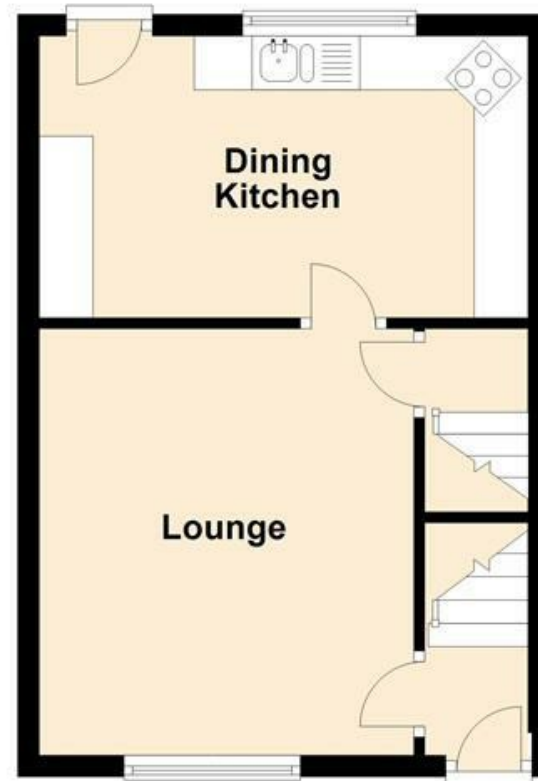




Basement



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.



*Well presented and centrally located 2 bed mid terrace *
Lounge with feature fireplace * Modern fitted kitchen with
space for dining table * Bathroom with shower over bath.
Property benefits from gas central heating double glazing,
cellar and off road parking * EPC Band D * Viewing
recommended. Sorry no pets or smokers

HALL

With stairs to first floor and uPVC double glazed window.

LOUNGE

13'10" x 11'5" (4.22 x 3.48)

Having electric fire set in ornamental fireplace, T.V. point,
laminated flooring, radiator and uPVC double glazed window.

KITCHEN

14'2" x 8'7" (4.34 x 2.62)

Having 1½ bowl stainless steel sink unit with mixer tap
above, fitted wall and floor cupboards with working surfaces
over, plumbing for washing machine, four ring gas hob,
extractor hood, double oven, tiled floor, wall mounted boiler,
uPVC double glazed window and stable door.

CELLAR

13'3" x 10'9" (4.06 x 3.30)

With gas meter and providing useful storage.

LANDING

With access to loft space.

BEDROOM 1

13'10" x 11'1" (4.22 x 3.40)

With radiator, recess for wardrobe and uPVC double glazed
window.

BEDROOM 2

8'5" x 7'10" (2.59 x 2.39)

With radiator and uPVC double glazed window.

BATHROOM

Part tiled with corner bath and shower over, wall mounted
wash hand basin, W.C., radiator and uPVC double glazed
window.

EXTERNALLY

To the front of the property is a forecourt garden whilst to the
rear there is a yard area currently used for parking.