



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. Situated within a the popular location of Burbage and OFFERED FOR SALE WITH NO ONWARD CHAIN. This link detached property OFFERS EXTENDED ACCOMMODATION and requires a degree of modernisation. Accommodation comprises; entrance porch, living room, sitting room, dining area, fitted breakfast kitchen, THREE DOUBLE BEDROOMS and fitted bathroom. Externally there is an ATTACHED GARAGE together with driveway parking and gardens to both front and rear.

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ENTRANCE PORCH

7'4 x 6'6 (2.24m x 1.98m)

Double glazed windows, entrance door, boiler cupboard with warm air central heating boiler.

LIVING ROOM

13'10 x 11'4 (4.22m x 3.45m)

Double glazed window, wooden fire surround with electric fire, three wall light points, door and stairs to first floor, archway leading to;



EXTENDED BREAKFAST KITCHEN

17'2 x 8'6 narrowing to 7'2 (5.23m x 2.59m narrowing to 2.18m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, double drainer sink unit with mixer tap, space for electric cooker with extractor above, space for fridge, space for slimline dishwasher, space for washing machine, wall mounted heater, electric wall heater, two double glazed windows, double glazed door to outside.



FIRST FLOOR LANDING

Double glazed window, access to roof void.

BEDROOM ONE

12'8 x 10'2 (3.86m x 3.10m)

Double glazed window, electric wall heater.



BEDROOM TWO

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

Double glazed window.

BEDROOM THREE

16'7 x 7'3 (5.05m x 2.21m)

Two double glazed windows, airing cupboard with hot water cylinder, fitted cupboards with shelving beneath, wall heater.



BATHROOM

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



EXTERNALLY

To the front of the house there is a driveway providing off road parking leading to the attached garage, there is also a pleasant garden, laid to lawn with mature plantings and access to the rear.

The rear garden offers an open aspect across school fields to the rear, includes a covered patio, laid to lawn garden with mature plantings and enclosed boundaries.



ATTACHED GARAGE

Electric roller shutter door.



SITTING ROOM

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window, electric wall heater, opening onto;



DINING AREA

9'4 x 7'6 (2.84m x 2.29m)

Double glazed window, electric wall heater, under stairs storage cupboard, door to;