



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 3 bedroom townhouse located in popular residential area. Accommodation comprises : Lounge, downstairs W.C and kitchen/diner to the ground floor. Whilst to the second floor there is a family bathroom with shower over bath and 2 bedrooms. The en-suite master bedroom has the benefit of fitted wardrobes/dressing area and is located on the 2nd floor. The property benefits from GCH, double glazing, off road parking, garage and secure rear garden. Viewing highly recommended. EPC Band C. Further photos to follow.