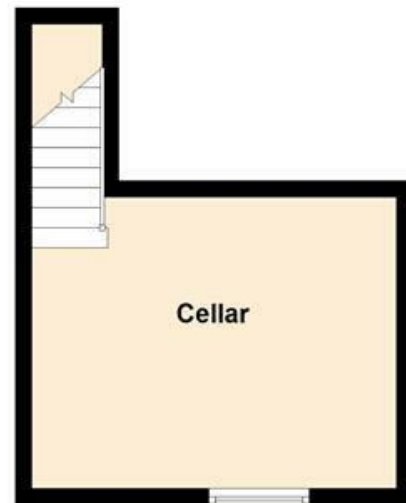


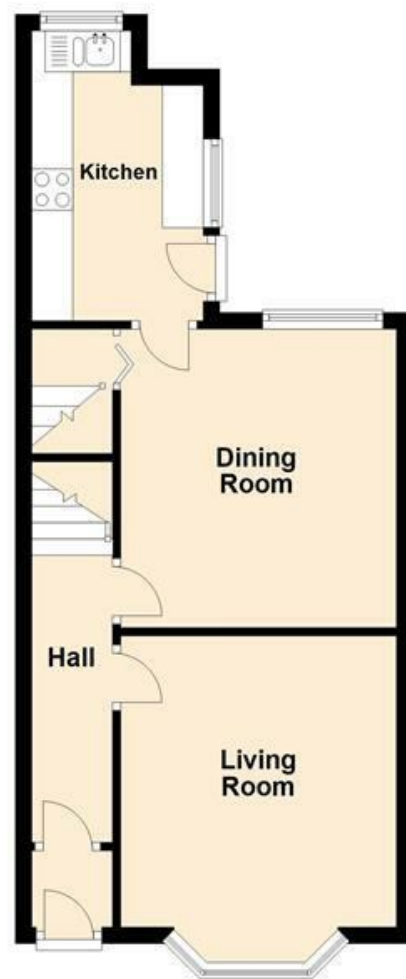
Lower Ground Floor



First Floor



Ground Floor



EARLY VIEWING HIGHLY RECOMMENDED. A well presented bay fronted semi detached property situated within a popular location. Comprising; hallway, living room, dining room, fitted kitchen, cellar room, TWO DOUBLE BEDROOMS and spacious bathroom. Externally there is walled frontage together with a rear patio and lawned garden with enclosed boundaries.

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MISREPRESENTATION ACT 1967.

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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.

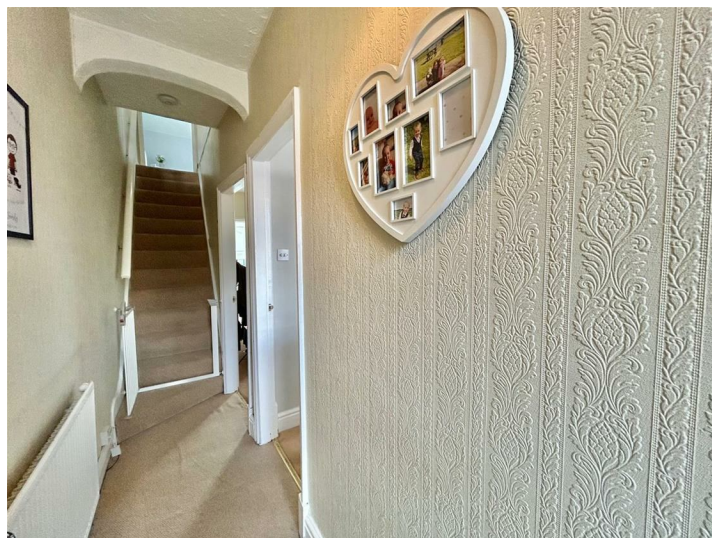
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ENTRANCE VESTIBULE

Frosted double glazed entrance door, dado rail, internal door leading to;

HALLWAY

Radiator, stairs to first floor.



LIVING ROOM

12'11x 11'0 into bay (3.94mx 3.35m into bay)
Double glazed bay window, fireplace with wooden surround, radiator, two wall light points.



DINING ROOM

11'11 x 11'5 (3.63m x 3.48m)
Double glazed window, radiator, door leading to cellar.



FITTED KITCHEN

11'7 x 6'10 (3.53m x 2.08m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted double oven with four ring gas hob and extractor above, space for washing machine and dishwasher, cupboard housing wall mounted central heating boiler, two double glazed windows, frosted double glazed door, space for fridge, glass fronted display unit.



CELLAR ROOM

Single chamber with window to front.

FIRST FLOOR LANDING

Access to roof void and all first floor rooms.



BEDROOM ONE

14'5 x 10'8 (4.39m x 3.25m)
Two double glazed windows, radiator.



BEDROOM TWO

12'1 x 9'1 (3.68m x 2.77m)
Double glazed window, radiator.



SPACIOUS BATHROOM

8'3 x 6'0 (2.51m x 1.83m)
Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, two radiators, frosted double glazed window.



EXTERNALLY

To the front of the house there is a walled frontage and access to the rear.

The rear of the property has a patio area leading to a garden, laid to lawn with borders and enclosed boundaries.

