

OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented semi detached property situated within a popular development and benefitting from gas fired central heating together with a CONSERVATORY to the rear. Accommodation comprising; entrance vestibule, living room, fitted kitchen, conservatory, TWO BEDROOMS and fitted bathroom. Externally there is driveway parking together with an enclosed rear garden. EARLY VIEWING ESSENTIAL.

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.

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ENTRANCE VESTIBULE

Double glazed entrance door, radiator, cloaks hanging space.

LIVING ROOM

13'6 x 11'6 (4.11m x 3.51m)

Double glazed window, double glazed internal door, stairs to first floor, radiator, fireplace with marble effect surround and inset electric fire, two wall light points.



FITTED KITCHEN

11'5x 7'5 (3.48mx 2.26m)

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, fitted fridge/freezer, space for dishwasher, cupboard housing wall mounted central heating boiler, double glazed window, frosted double glazed door leading to;



CONSERVATORY

7'10 x 7'8 (2.39m x 2.34m)

Double glazed windows to three sides, double glazed French doors to outside, wall mounted electric heater, space for washing machine.



FIRST FLOOR LANDING

Access to roof void.



BEDROOM ONE

11'6 x 7'10 (3.51m x 2.39m)

Double glazed window, radiator.



BEDROOM TWO

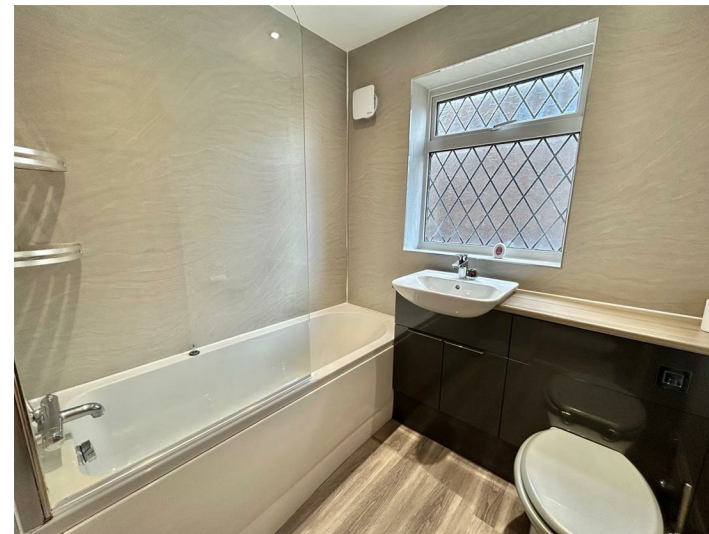
11'6 x 6'3 maximum (3.51m x 1.91m maximum)

Double glazed window, radiator, built in storage cupboard.



BATHROOM

Panelled bath with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, heated towel rail, frosted double glazed window.



EXTERNALLY

To the front of the property there is driveway parking together with a further hardstanding area and gated access to the rear.

The rear of the property offers a patio area with steps leading to a lawned garden with timber shed and enclosed boundaries.

