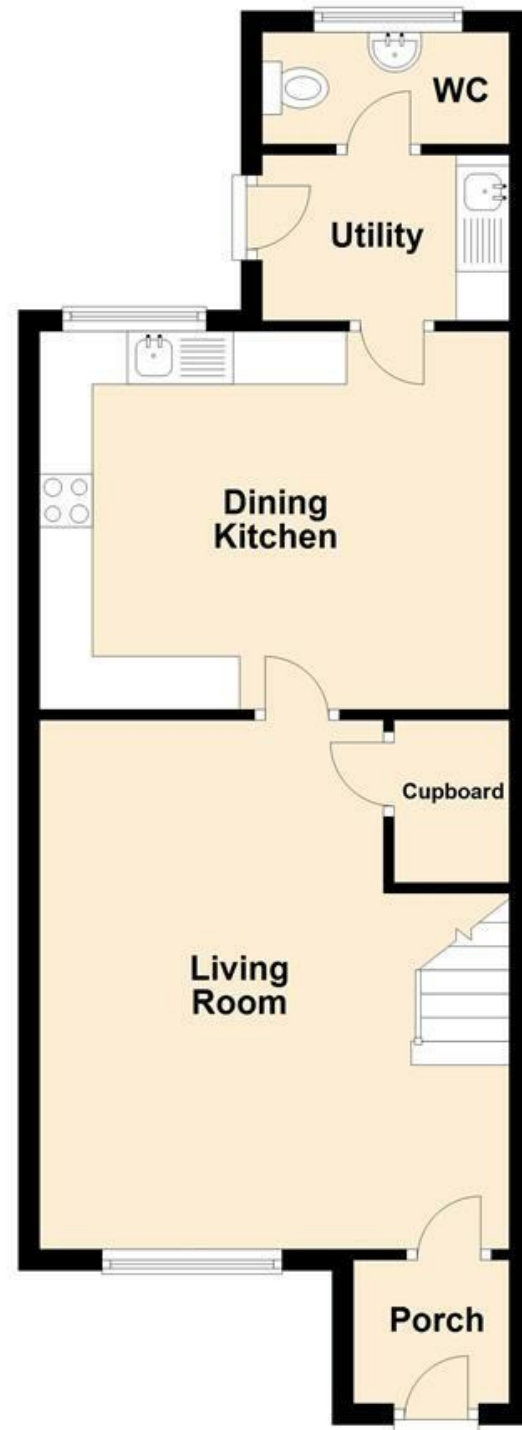
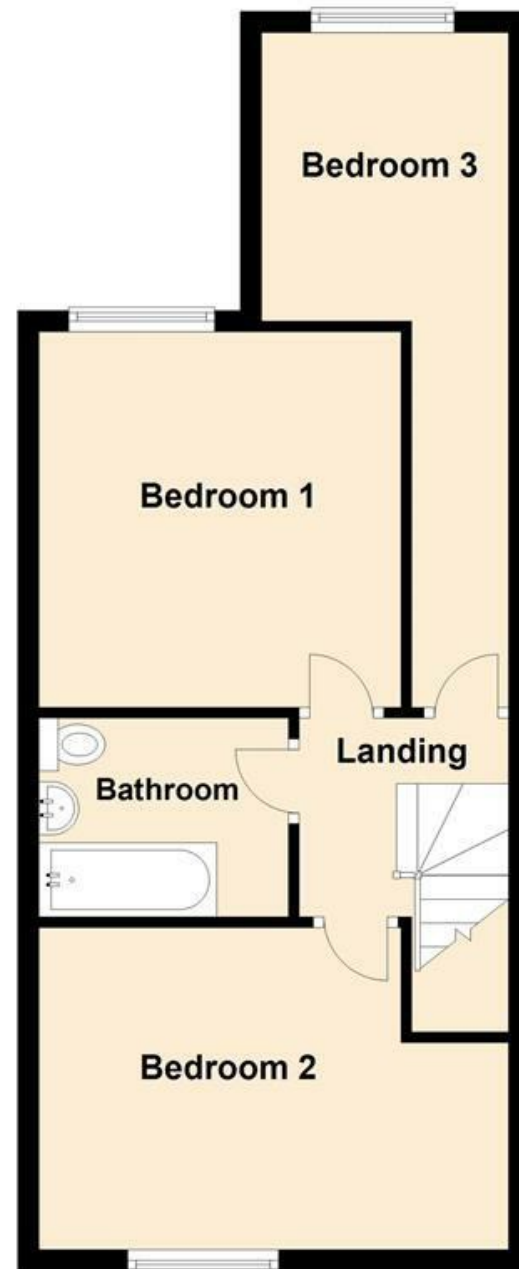


Ground Floor



First Floor



OPEN ASPECT TO THE REAR. A well presented modern mews style property situated within a popular location and benefitting from TWO PARKING SPACES. Comprising; porch, living room, fitted dining kitchen with utility room, downstairs WC, THREE BEDROOMS and fitted bathroom. Externally there is parking, a raised garden frontage and enclosed rear garden with patio and open views. VIEWING HIGHLY RECOMMENDED.

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 PORCH

Double glazed entrance door, radiator.

LIVING ROOM

16'4 x 14'7 narrowing to 10'8 (4.98m x 4.45m narrowing to 3.25m)

Double glazed window, fireplace with wooden surround, living flame gas fire and marble effect hearth and back, two radiators, under stairs storage cupboard.



UTILITY ROOM

7'8 x 5'2 (2.34m x 1.57m)

Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine, radiator, double glazed door to outside.



DOWNSTAIRS WC

Low level WC, pedestal wash hand basin, wall mounted central heating boiler, frosted double glazed window.

FIRST FLOOR LANDING

Radiator, access to roof void.

BEDROOM ONE

11'10 x 11'1 (3.61m x 3.38m)

Double glazed window with views, radiator.



BEDROOM TWO

14'6 narrowing to 10'3 x 8'11 (4.42m narrowing to 3.12m x 2.72m)

Double glazed window, radiator.



BEDROOM THREE

21'8 narrowing to 9'5 x 7'9 (6.60m narrowing to 2.87m x 2.36m)

Double glazed window with views, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, extractor fan.



EXTERNALLY

To the front of the house there is a raised garden frontage with borders, there is also two parking spaces.

The rear of the property has a patio area leading via steps to the garden, laid to lawn with partially walled surround and as previously mentioned enjoys a pleasant open aspect across adjoining farmland to the rear.



FITTED DINING KITCHEN

14'7 x 11'8 (4.45m x 3.56m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, fitted fridge/freezer, space for dishwasher, radiator, double glazed window, space for table and chairs.



DINING AREA

With space for table and chairs.