



EARLY VIEWING IS ESSENTIAL. A recently constructed end mews property situated within a popular development offering accommodation set over **THREE FLOORS** including; hall, open plan kitchen, WC, living room, **THREE BEDROOMS** and family bathroom. Externally there is two **OFF ROAD PARKING SPACES** together with an enclosed garden to the rear.

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MISREPRESENTATION ACT 1967.

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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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HALLWAY

Double glazed entrance door, stairs to first floor, radiator, tiled flooring.

FITTED KITCHEN

11'3 x 9'0 (3.43m x 2.74m)

Fitted with an upgraded kitchen from the original builders specification including Quartz work surfaces with matching returns and a breakfast bar with additional units. Wall and base mounted high gloss units with fitted oven, four ring electric hob with extractor, fitted washing machine, fitted fridge/freezer, concealed lighting, double glazed window, under stairs recess, tiled flooring, opening onto;



LIVING ROOM

12'1 x 10'8 (3.68m x 3.25m)

Double glazed French doors to outside, wood effect flooring, two radiators.



DOWNSTAIRS WC

Low level WC, corner wash hand basin, radiator, extractor fan, tiled flooring.

FIRST FLOOR LANDING

Stairs to second floor.



BEDROOM TWO

12'2 x 7'9 (3.71m x 2.36m)

Double glazed window, radiator.



BEDROOM THREE

12'2 narrowing to 5'7 x 7'9 (3.71m narrowing to 1.70m x 2.36m)

Two double glazed windows, radiator.



BATHROOM

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



SECOND FLOOR LANDING

Built in storage cupboard, door to;

BEDROOM ONE

19'4 x 9'0 part restricted head height (5.89m x 2.74m part restricted head height)

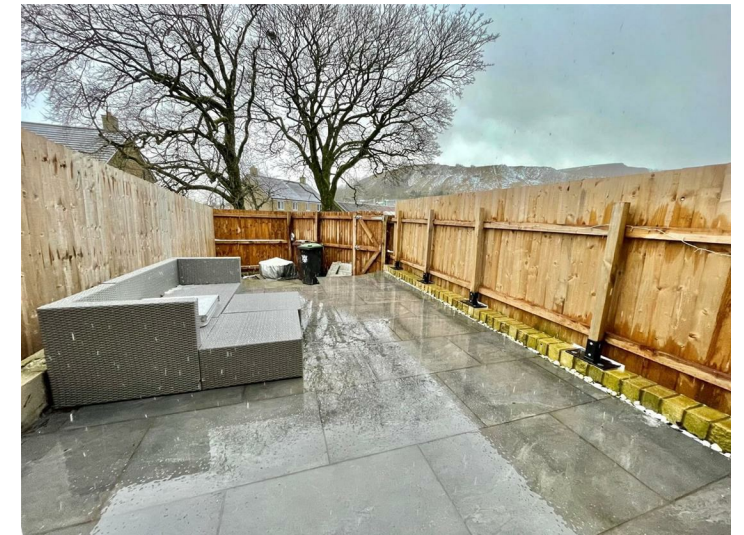
Two double glazed Velux style windows, radiator, access to roof void.



EXTERNALLY

To the front of the house there is a pebbled frontage with a shared block paved driveway leading to the side of the house to the rear where the property has two parking spaces.

The rear of the property benefits from an extended patio area leading via steps to a further patio. There are enclosed boundaries and a gated access to the rear.



PARKING SPACES

Located to the rear of the house.

