



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.



Family home in popular residential area, recently refurbished to a high standard \*Ideal for families with children of all ages with a handful of good schools in close vicinity. The property would also be ideal for a commuter who needs access to nearby cities and motorway links. Accommodation comprises : Four bedrooms, three bathrooms, lounge, dining room/playroom and modern family dining kitchen with integrated appliances. The property benefits from driveway parking, detached garage/workshop, patio and lawned enclosed gardens to the rear with further lawned garden to the front. No smokers, no pets, no housing benefits. Viewing highly recommended. EPC Band D