



MISREPRESENTATION ACT 1967.

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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.

EARLY VIEWING ESSENTIAL. Situated within a highly popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. A semi detached property REQUIRING SOME UPDATING and comprising; entrance porch, WC, open plan living room with dining area, kitchen, utility room, **THREE BEDROOMS** and fitted bathroom. Externally there is a **DRIVEWAY** leading to an attached **GARAGE** together with gardens to both front and rear.

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ENTRANCE PORCH

Entrance door, radiator, frosted window.

DOWNSTAIRS WC

Low level WC, vanity wash hand basin with cupboards beneath, frosted window.

INNER HALLWAY

6'5 x 6'2 (1.96m x 1.88m)

Stairs to first floor, ceiling coving, frosted internal windows, door to;



LIVING ROOM/DINING ROOM

23'9 x 12'11 narrowing to 9'5 (7.24m x 3.94m narrowing to 2.87m)

Two radiators, gas fire with tiled fire surround and tiled hearth, glazed window to front, glazed window to rear with glazed door opening onto garden.



KITCHEN

11'6 x 6'10 (3.51m x 2.08m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, double drainer sink unit, space for gas cooker, radiator, space for fridge, double glazed window, door to;



UTILITY ROOM

7'5 x 5'2 (2.26m x 1.57m)

Floor mounted central heating boiler, glazed window, frosted door to outside.

ATTACHED GARAGE

16'10 x 7'6 (5.13m x 2.29m)

Access from outside only. Up and over door, power and lighting, frosted window to side, meters.

FIRST FLOOR LANDING

Frosted window, access to roof void, airing cupboard with hot water cylinder.

BEDROOM ONE

13'5 x 9'8 (4.09m x 2.95m)

Glazed window, radiator.



BEDROOM TWO

9'9 x 9'8 (2.97m x 2.95m)

Glazed window overlooking school fields to the rear, fitted wardrobes, radiator.



BEDROOM THREE

9'7 x 6'10 (2.92m x 2.08m)

Built in storage cupboard, radiator, glazed window.



BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, heated towel rail, frosted window, electric wall heater, part tiled walls.



EXTERNALLY

To the front of the house there is driveway parking leading to the attached garage, there is also a pleasant garden frontage.

The rear of the property offers a good sized rear garden with patio area, laid to lawn garden with shrubs and flower borders and enjoys a pleasant open aspect overlooking the primary school to the rear.

