



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. A very well presented period semi detached home situated within a highly desirable location and benefitting from A LARGE REAR GARDEN TO THE REAR. Comprising; porch, hallway, lounge, dining room, fitted kitchen, **THREE BEDROOMS** (part converted loft room) and fitted bathroom. Externally there is driveway parking, two garages and a delightful rear garden.

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ENTRANCE PORCH

Double glazed windows, double glazed entrance door.

HALLWAY

15'3 x 8'0 maximum (4.65m x 2.44m maximum)
Entrance door, leaded window, stairs to first floor, ceiling coving, radiator, under stairs storage cupboard, cloaks hanging space.



FITTED KITCHEN

12'0 x 7'10 maximum (3.66m x 2.39m maximum)
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, fitted dishwasher, space for fridge/freezer, two double glazed windows, tiled flooring, frosted double glazed door leading to attached garage.



FIRST FLOOR LANDING

Double glazed window, pull down ladder with access to loft room measuring approx 15'6 x 13'1 with part restricted head height (boarded with double glazed Velux style window).

BEDROOM ONE

14'4 x 11'7 into bay (4.37m x 3.53m into bay)
Double glazed bay window overlooking the garden, radiator and wardrobe recesses.



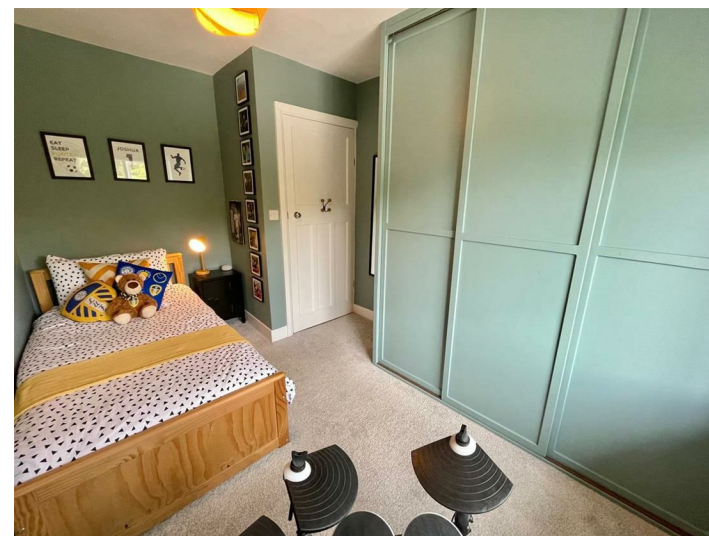
BEDROOM TWO

14'6 x 11'6 (4.42m x 3.51m)
Double glazed bay window, radiator, fitted wardrobes.



BEDROOM THREE

12'0 x 8'0 maximum (3.66m x 2.44m maximum)
Double glazed window, radiator, fitted wardrobes.



BATHROOM

Panelled bath with shower fittings over, low level WC, wash

hand basin with cupboards beneath, frosted double glazed window, radiator, part tiled walls.



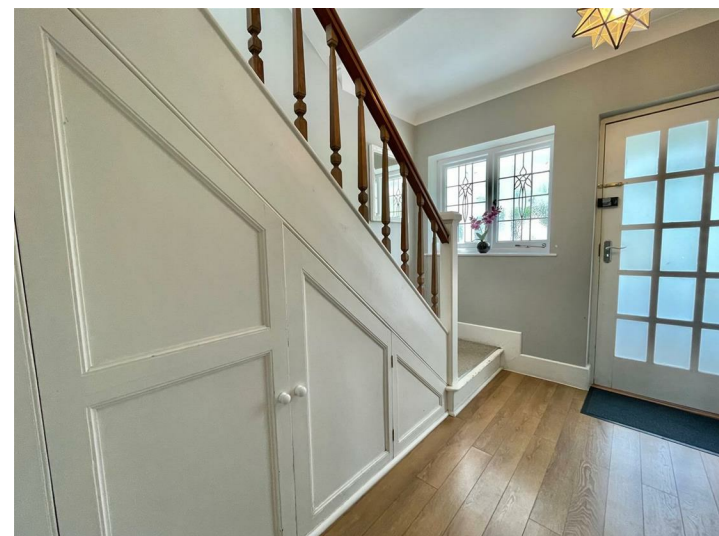
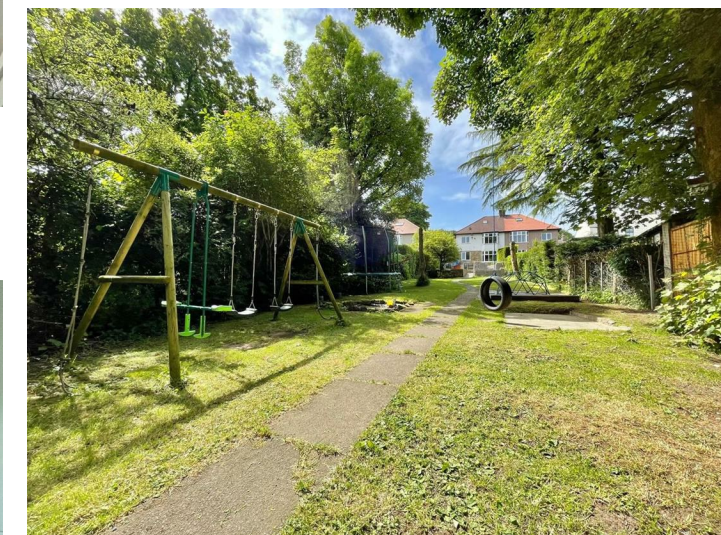
ATTACHED GARAGE

22'7 x 7'4 (6.88m x 2.24m)
Up and over door, space for washing machine and tumble dryer, double doors allowing access to the garden.

EXTERNALLY

To the front of the property there is a gated driveway providing ample off road parking and partially walled surround.

The rear garden is of a superb size and benefits from a large patio with seating area, raised borders leading to the main garden, laid to lawn with borders, timber shed and enclosed boundaries. There is also a second detached garage with up and over door and two double glazed windows.



LOUNGE

14'2 x 11'7 into bay (4.32m x 3.53m into bay)
Double glazed bay window, insert cast iron stove with stone mantel and stone hearth, two wall light points, ceiling coving.



DINING ROOM

14'2 x 11'7 into bay (4.32m x 3.53m into bay)
Double glazed bay window, insert cast iron stove with stone mantel and stone hearth, wood effect flooring, radiator, ceiling coving.