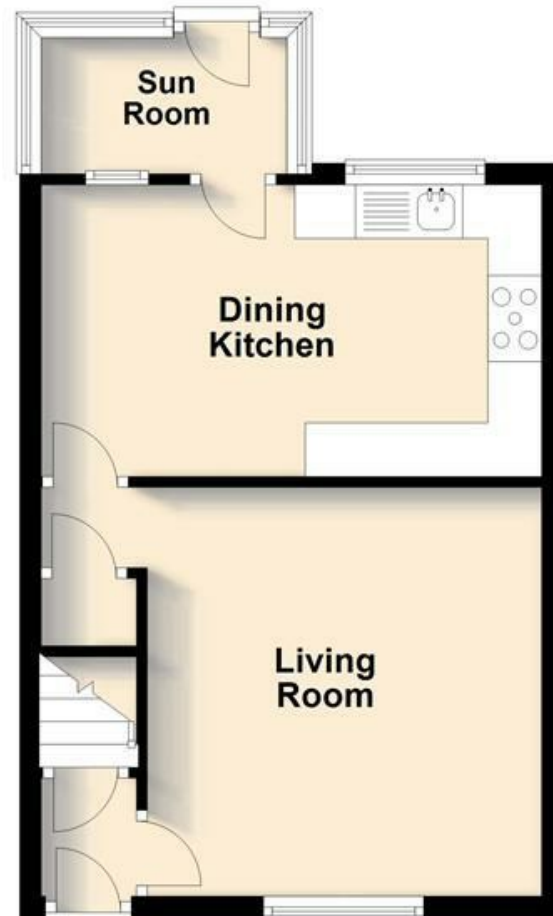
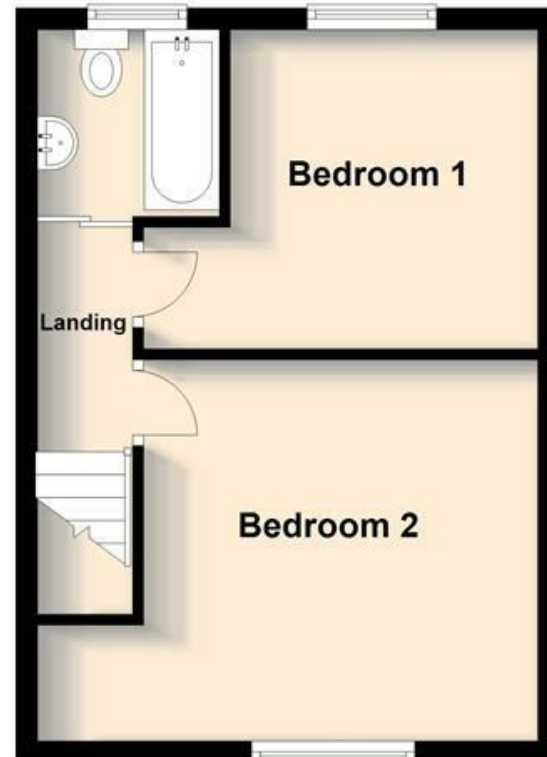




Ground Floor



First Floor



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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented terraced cottage offering **SUPERB VIEWS TO THE FRONT.** Comprising; hall, living room, fitted dining kitchen, sun room, **TWO DOUBLE BEDROOMS** and fitted bathroom. Externally there is a rear yard with out house together with an offset **PRIVATE LAWNED GARDEN.** Viewing highly recommended.

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COVERED STORM PORCH

With pitched roof and glazing to the side.

HALL

Double glazed entrance door, door and stairs to first floor.

LIVING ROOM

12'4 x 12'1 (3.76m x 3.68m)

Double glazed window with superb views, fireplace with inset cast iron stove, wooden mantel and tiled hearth, built in storage cupboard, radiator, under stairs storage cupboard.



DINING KITCHEN

14'5 x 8'10 (4.39m x 2.69m)

Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with five ring gas hob and extractor above, space for fridge/freezer, space for washing machine, radiator, double glazed window, frosted window, space for table and chairs, glazed door leading to;



SUN ROOM

7'5 x 4'2 (2.26m x 1.27m)

Double glazed windows to three sides, double glazed door to outside.



FIRST FLOOR LANDING

Access to roof void and all first floor rooms.

BEDROOM ONE

9'2 x 8'2 plus door recess (2.79m x 2.49m plus door recess)

Double glazed window, radiator.



BEDROOM TWO

12'4 x 11'7 plus recess (3.76m x 3.53m plus recess)

Double glazed window with views, wardrobe recess with hanging space, wood effect flooring, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, radiator.



REAR YARD

To the rear of the cottage there is a yard with storage out house and seating area, there are also steps leading to an offset private garden.



PRIVATE GARDEN

A good sized garden, laid to lawn with enclosed boundaries.

