



**VIEWING HIGHLY RECOMMENDED.** A modern end mews property situated within a cul de sac location. Comprising; hallway, WC, living room, dining kitchen, **THREE BEDROOMS** and fitted bathroom. Benefitting from **TWO OFF ROAD PARKING SPACES** together with gardens to both front and rear.

MISREPRESENTATION ACT 1967.

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**ENTRANCE HALL**

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



**DOWNSTAIRS WC**

Enclosed cistern WC, wash hand basin, frosted double glazed window, radiator, dado rail.



**LIVING ROOM**

15'0 x 13'1 (4.57m x 3.99m)  
Double glazed window, double glazed French doors to outside, radiator.



**DINING KITCHEN**

14'0 x 7'10 (4.27m x 2.39m)  
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted oven with four ring gas hob and extractor above, space for fridge/freezer, space for washing machine, concealed lighting, radiator, wood effect flooring, double glazed window.



**FIRST FLOOR LANDING**

Access to roof void, frosted double glazed window.

**BEDROOM ONE**

13'7 x 8'4 (4.14m x 2.54m)  
Double glazed window, radiator.



**BEDROOM TWO**

13'6 x 8'4 (4.11m x 2.54m)  
Double glazed window, radiator.



**BEDROOM THREE**

10'4 x 6'5 (3.15m x 1.96m)  
Double glazed window, radiator.



**BATHROOM**

Panelled bath, separate shower cubicle with shower over,

enclosed cistern WC, wash hand basin, radiator, part tiled walls, frosted double glazed window.



**EXTERNALLY**

To the front of the property there is a garden frontage with walled surround and hedgerow.

The rear of the house offers an enclosed garden with patio and laid to lawn garden with timber shed and external gated access.

