



FOR SALE BY INFORMAL TENDER with all bids to be received by 12 noon on 14th September 2022 (unless agreed prior). A semi detached bungalow situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Requiring some updating and comprising; hallway, living room, kitchen, TWO BEDROOMS, garden room and shower room. Externally there is a double carport together with a GARAGE. Early viewing essential in order to avoid disappointment.

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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.

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HALLWAY

Frosted entrance door, radiator, dado rail, ceiling coving and meter cupboard.

LIVING ROOM

17'5 x 10'5 (5.31m x 3.18m)

Double glazed window, two radiators, fireplace with tiled fire surround, ceiling coving.



KITCHEN

11'1 x 10'6 maximum (3.38m x 3.20m maximum)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for electric cooker, space for washing machine and fridge/freezer, tiled flooring, cupboard housing central heating boiler, glazed window and frosted door to outside.



BEDROOM ONE

12'6 x 9'6 (3.81m x 2.90m)

Double glazed window, radiator.



BEDROOM TWO

10'6 x 8'9 (3.20m x 2.67m)

(previously used as a sitting room) fireplace with electric fire, radiator, access to roof void, opening onto;



GARDEN ROOM

6'11 x 6'7 (2.11m x 2.01m)

Double glazed window, double glazed door to garden, open brick walls.



SHOWER ROOM

Shower cubicle with shower fittings over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, frosted window.



EXTERNALLY

To the front of the property there is driveway parking leading to the carport together with a lawned garden with borders.

The rear of the bungalow offers an enclosed garden, laid to lawn with borders and timber shed.



GARAGE

15'7 x 9'5 (4.75m x 2.87m)

Double glazed window, double opening doors, power and lighting.



COVERED CARPORT

16'11 x 7'10 (5.16m x 2.39m)

Door to front aspect, frosted window to side, door leading to'

REAR CARPORT

7'10 x 4'8 (2.39m x 1.42m)

Door to garden and glazed windows.