



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Set over THREE FLOORS, this extended FOUR-BEDROOM mid-terrace home has been tastefully modernised throughout and offers ample OFF-ROAD PARKING. Located within a popular residential area, the home comprises a living room, kitchen, dining room, conservatory, pantry, and cellar. On the upper floors are four generously sized bedrooms, a shower room, and a separate bathroom. Externally, there is a raised forecourt to the front, while the rear offers off-road parking with gated access and a lawned garden.

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LIVING ROOM

11'07 x 15'05 (3.53m x 4.70m)
Composite door, double-glazed bay window, radiator, log burner, and wood-effect flooring.



KITCHEN

12'08 x 12'05 (3.86m x 3.78m)
Double-glazed window, fitted kitchen units at base and eye level, sink and drainer with a mixer tap, space for a range cooker, plumbing for a dishwasher, radiator, wood-effect flooring, access to the cellar, and open to the dining room.



DINING ROOM

9'03 x 8'03 (2.82m x 2.51m)
Radiator, wood-effect flooring, and open to the conservatory.



CONSERVATORY

8'05 x 9'07 (2.57m x 2.92m)
Double doors, radiator, and wood-effect flooring.



PANTRY

Double-glazed window, plumbing for a washing machine, plumbing for a WC, and tiled flooring.

FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM ONE

11'10'15'04 (3.61m x 4.67m)
Currently used as a sitting room, with a Double-glazed window and a radiator.



BEDROOM THREE

8'11 x 9'06 (2.72m x 2.90m)
Double-glazed window and a radiator.



BATHROOM

9'06 x 8'02 (2.90m x 2.49m)
Double-glazed window, Velux window, bath with a mixer tap, WC with a push flush, pedestal washbasin with a mixer tap, radiator, built-in cupboard, and tiled flooring.



SHOWER ROOM

3'08 x 9'04 (1.12m x 2.84m)
Walk-in shower cubicle with a shower fitment over, WC with a push flush, pedestal washbasin with a mixer tap, ladder-style radiator, and tiled flooring.



SECOND FLOOR LANDING

Velux window and built-in storage.

BEDROOM TWO

11'09 x 15'04 (maximum) (3.58m x 4.67m (maximum))
Velux window and two radiators.



BEDROOM FOUR

11'07 x 10'04 (maximum) (3.53m x 3.15m (maximum))
Velux window and two radiators.



CELLAR

11'01 x 15'05 (3.38m x 4.70m)
Light and power.

EXTERIOR

To the front is a raised forecourt, while to the rear is a lawned garden with a wooden gazebo and gated off-road parking with an EV charging point. The property also features 4 solar panels which are currently unconnected



NOTES

This property is believed to be Leasehold, subject to solicitor verification
Council Tax Band - B
EPC Rating - D
Lease Information - We are advised by the vendors that the lease is:
999 years with approx 877 remaining