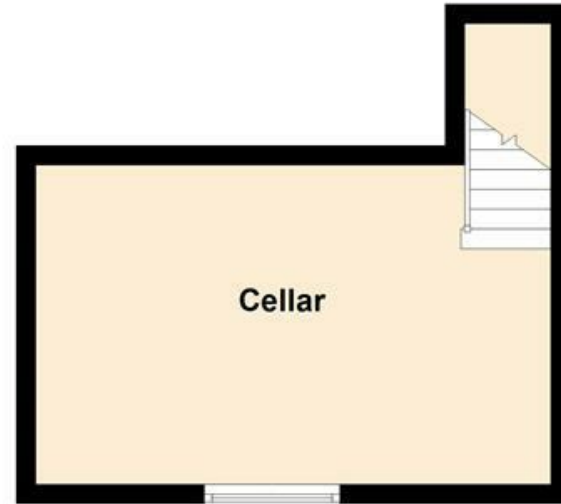
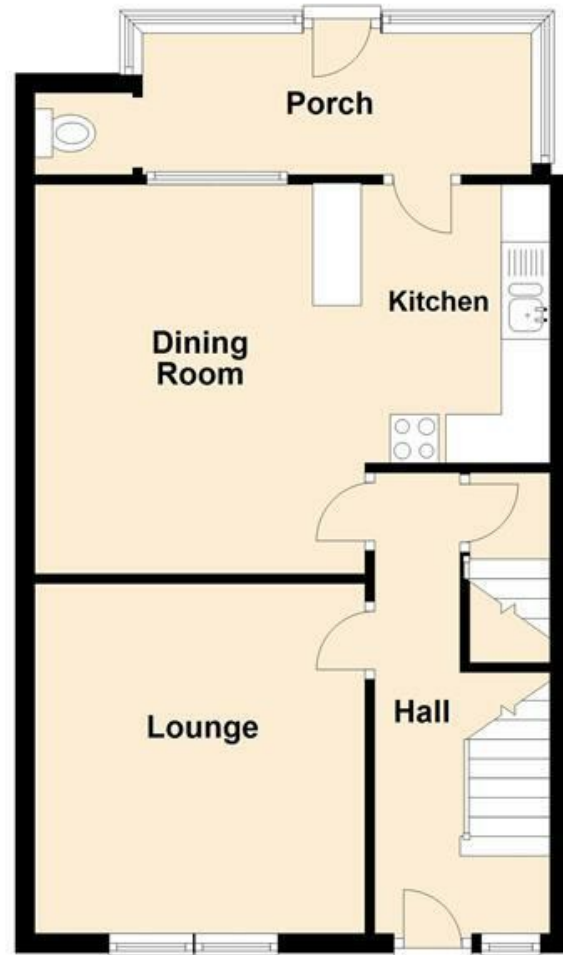




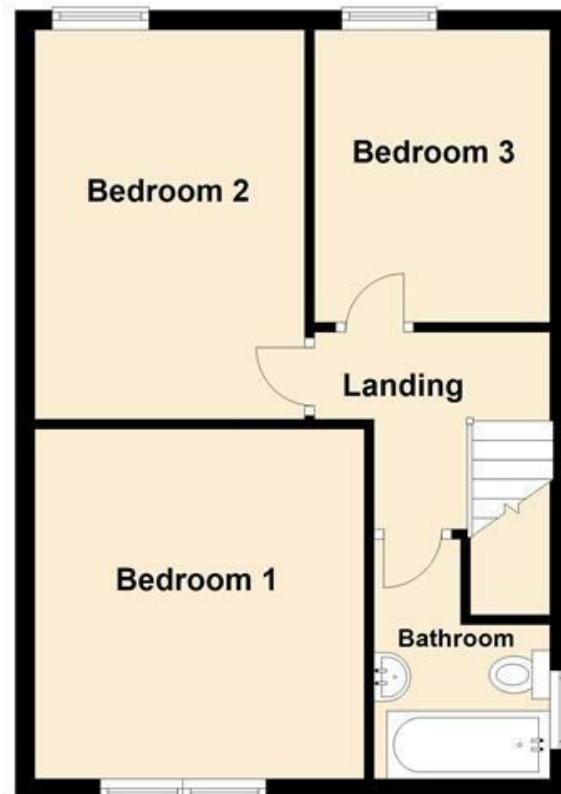
Cellar Room



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.

ATTENTION ALL INVESTORS - A spacious stone built end of terrace property situated within a convenient location and currently producing annual income in the region of £7300. Comprising; hallway, lounge, dining room, fitted kitchen, large rear porch, WC, fitted bathroom and THREE BEDROOMS. Externally there is frontage together with a small rear garden. VIEWING RECOMMENDED.

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ENTRANCE HALLWAY

Double glazed window, entrance door, stairs to first floor, radiator, door to cellar.

LOUNGE

11'5 x 10'10 (3.48m x 3.30m)

Two double glazed windows, picture rail, radiator.



DINING ROOM

12'1 x 11'3 (3.68m x 3.43m)

Glazed window, wood effect flooring, radiator, opening onto;



KITCHEN

9'7 x 6'1 (2.92m x 1.85m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, glazed window, wood effect flooring, wall mounted central heating boiler, door leading to;



REAR PORCH

13'0 x 4'9 (3.96m x 1.45m)

A spacious porch with double glazed windows to three sides, double glazed door to outside.

DOWNSTAIRS WC

Low level WC

CELLAR ROOM

16'6 x 10'7 (5.03m x 3.23m)

Single chamber with radiator, electric power and lighting.

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

11'1 x 10'9 (3.38m x 3.28m)

Two double glazed windows, radiator.



BEDROOM TWO

12'10 x 9'2 (3.91m x 2.79m)

Double glazed window, fitted wardrobes.



BEDROOM THREE

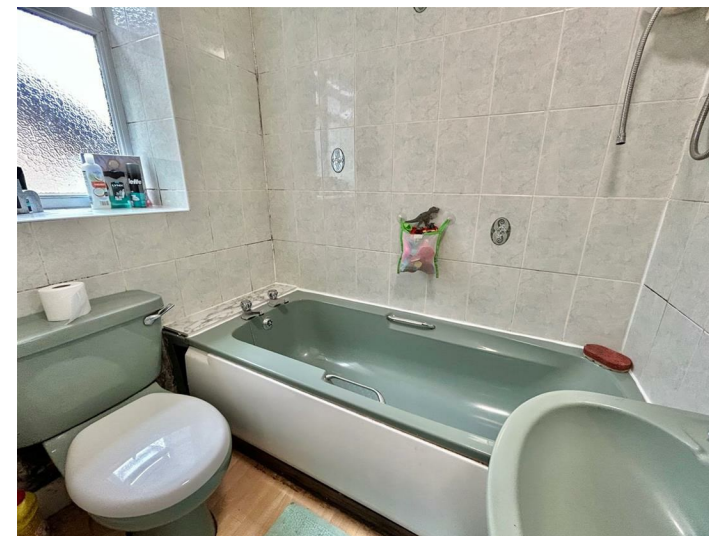
9'7 x 7'6 (2.92m x 2.29m)

Double glazed window, radiator.



BATHROOM

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



EXTERNALLY

The property offers steps up to a walled frontage with communal access to the rear.

The rear offers an small enclosed garden/yard with artificial grass.

