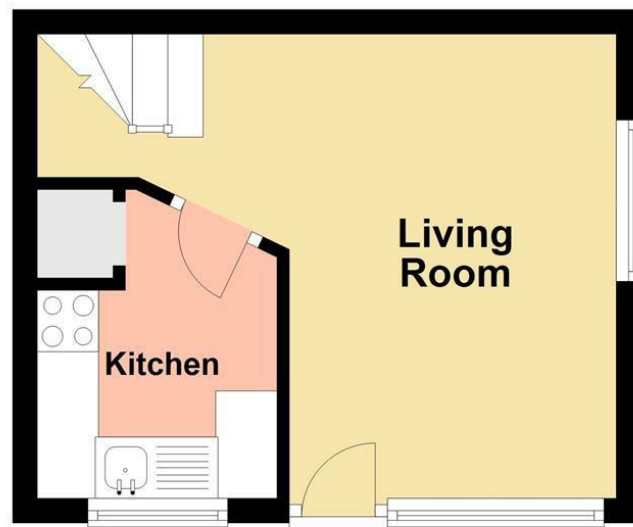
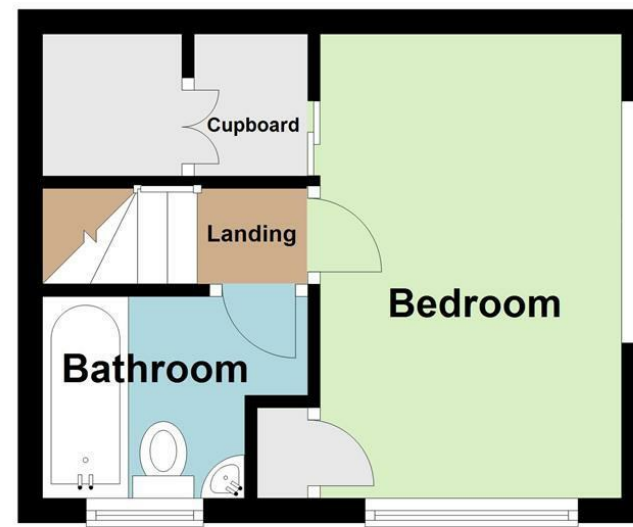


Ground Floor



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.

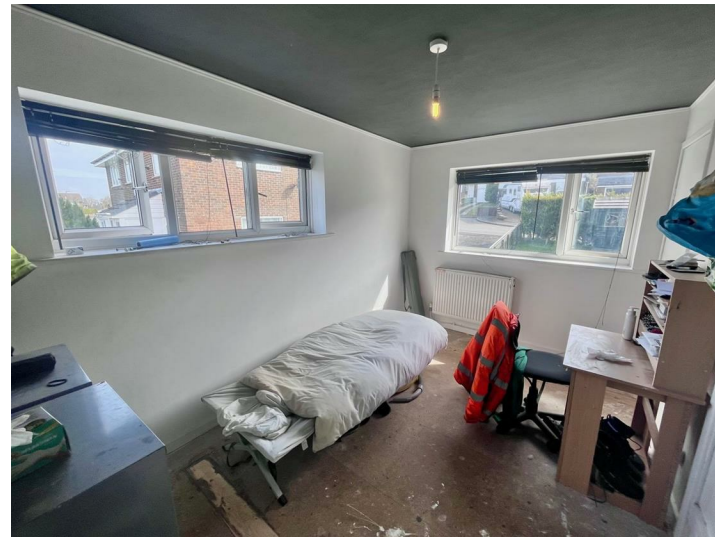
PRESENTED TO THE MARKET WITH NO ONWARD CHAIN, this one-bedroom semi-detached home presents an ideal opportunity for both first-time buyers and investors. Requiring renovation, the property currently lacks heating. Internally, it comprises a living room, kitchen, one bedroom with built-in cupboards, and a bathroom. Externally, there's a lawned garden and patio, accompanied by off-road parking

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LIVING ROOM

12'5 x 15'3 (max) (3.78m x 4.65m (max))

UPVC door and two double glazed windows, along with stairs to the first floor.



BATHROOM

5'5 x 5'5 (max) (1.65m x 1.65m (max))

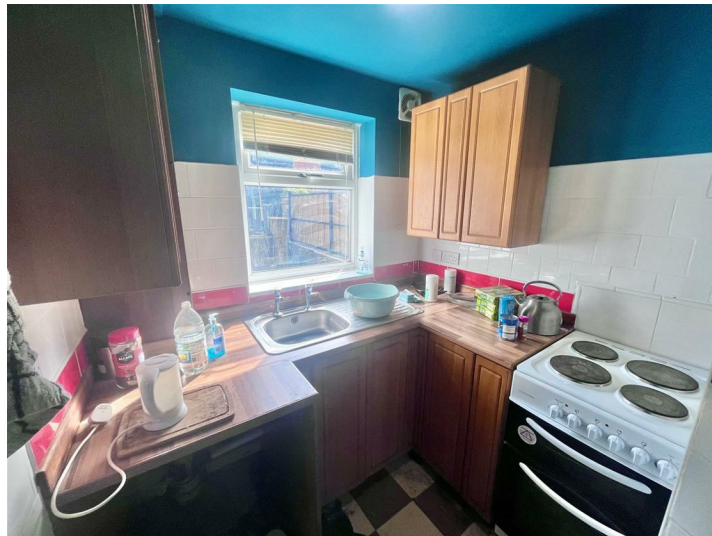
UPVC double glazed window, bath, WC with a push flush, washbasin, and wooden flooring.



KITCHEN

6'8 x 6'5 (2.03m x 1.96m)

UPVC double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, space for a cooker, and plumbing for a washing machine.



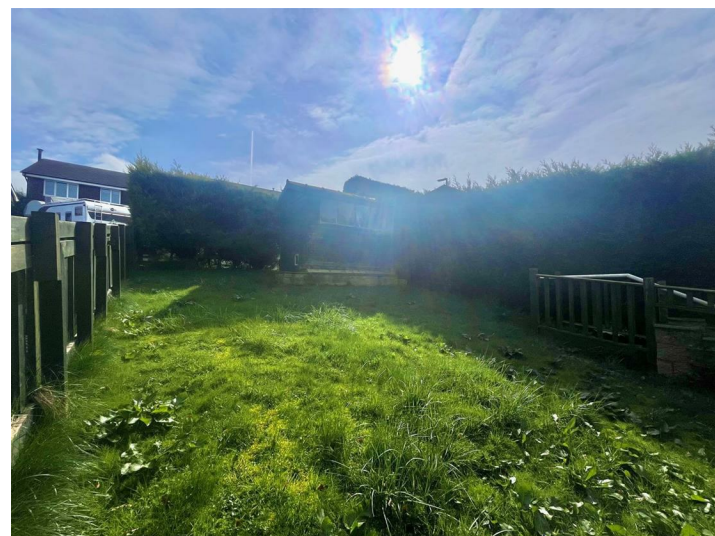
FIRST FLOOR LANDING

Wooden flooring.

BEDROOM

12'5 x 8'1 (3.78m x 2.46m)

Two UPVC double glazed windows, built-in cupboards, loft access, and wooden flooring.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.

Council Tax Band: A

EPC Rating: TBC



EXTERIOR

Shared driveway and lawn.