



A contemporary semi-detached home comprising an entrance hallway, WC, spacious living room, well equipped dining kitchen, three bedrooms, and a fitted bathroom. Outside, there's driveway parking and gardens at the front and rear.

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.

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### HALLWAY

Composite door, radiator, wood effect flooring, and stairs to the first floor.

### WC

UPVC double glazed windows, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, and wood-effect flooring.

### LIVING ROOM

15 x 12'10 (4.57m x 3.91m)

UPVC double glazed window, two radiators, under stairs storage cupboard, and wood-effect flooring.



### KITCHEN

9'3 x 16 (2.82m x 4.88m)

UPVC double glazed double doors and window, a range of fitted wall and base units, electric hob and ovens, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, radiator, and wood-effect flooring



### LANDING

Loft access.

### BEDROOM ONE

13 x 8'6 (3.96m x 2.59m)

UPVC double-glazed window and a radiator.



### BEDROOM TWO

11'4 x 8'6 (3.45m x 2.59m)

UPVC double glazed window and a radiator.



### BEDROOM THREE

9'4 x 6'11 (2.84m x 2.11m)

UPVC double glazed window and a radiator.



### BATHROOM

5'7 x 7 (1.70m x 2.13m)

UPVC double glazed window, bath with shower fitment over, pedestal washbasin with a mixer tap over, radiator, and partially tiled walls



### EXTERIOR

To the front of the property is a lawn and a tarmac driveway with parking for one vehicle. To the rear is an enclosed garden with a patio and artificial raised lawn.



### NOTES

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

Council Tax Band: B

EPC Rating: C