



MISREPRESENTATION ACT 1967.

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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.

Situated in close proximity to the town centre, this spacious four-bedroom end terrace spans across three floors, providing generous living space. Inside, the property includes an Entrance Porch, a Living Room, a Dining Room with a cosy log burner and cellar access, a fitted kitchen and a convenient utility room. The first floor boasts two generously-sized bedrooms and a well-fitted bathroom, while the second floor offers two additional bedrooms. Externally, the property features enclosed, low-maintenance patios at the front, side, and rear.

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PORCH

UPVC door, timber-framed stained glass window, and tiled flooring.

LIVING ROOM

10'07 x 15'11 (3.23m x 4.85m)
x3 double-glazed windows, electric fire, and a radiator.



DINING ROOM

11'02 x 10'11 (3.40m x 3.33m)
x2 double-glazed windows, log burner, built-in cupboard, radiator, wood-effect flooring, and stairs to the first floor and cellar.



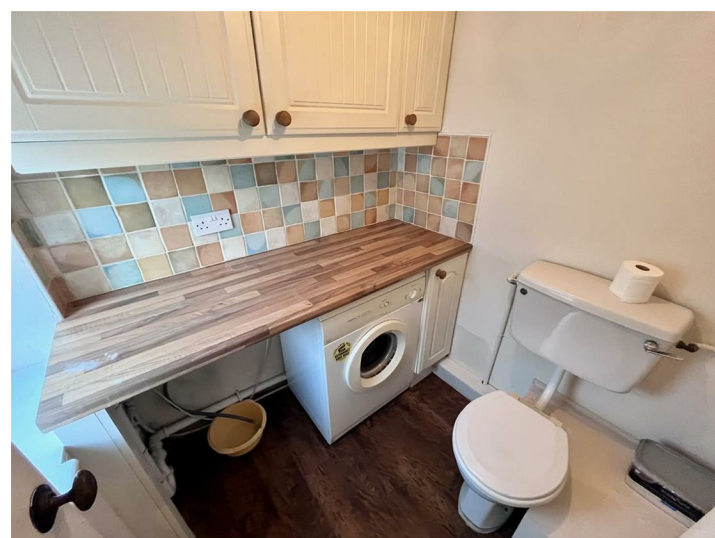
KITCHEN

6'11 x 5'07 (2.11m x 1.70m)
UPVC door and window, fitted units at the base and eye level, four-ring gas hob, integral oven and grill, stainless steel sink with a chrome mixer tap, integral dishwasher, integral microwave, and wooden flooring.



UTILITY ROOM

5'09 x 5'03 (maximum) (1.75m x 1.60m (maximum))
UPVC double-glazed window, fitted units at the base and eye level, wood-effect worktop, plumbing for a washing machine and dryer, WC, radiator, and wood-effect flooring.



FIRST FLOOR LANDING

Radiator and stairs to the second floor.

BEDROOM ONE

10'09 x 15'11 (3.28m x 4.85m)
UPVC double-glazed window, radiator, and fitted wardrobes.



BEDROOM THREE

11'01 x 9'01 (3.38m x 2.77m)
UPVC double-glazed window, radiator, and a built-in cupboard housing a Vaillant combi boiler.



BATHROOM

4'11 x 5'07 (1.50m x 1.70m)
UPVC double-glazed window, P-shaped bath with a shower fitment, WC, pedestal washbasin with chrome taps, ladder-style radiator, tiled walls, and tiled-effect flooring.



SECOND-FLOOR LANDING

Timber-framed Velux window.

BEDROOM TWO

10'09 x 15'02 (3.28m x 4.62m)
UPVC double-glazed window, built-in cupboard, and a radiator.



BEDROOM FOUR

11'02 x 8'08 (3.40m x 2.64m)
Timber-framed Velux window and a radiator.



EXTERIOR

To the front is a patio with gated access, while to the side and rear elevation is a private patio.

