



MISREPRESENTATION ACT 1967.

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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.

Set over three floors, this spacious four-bedroom mid-terrace is conveniently located close to the town centre and within a short distance of local schools, shops, and transport links. Internally, the property comprises an Entrance Porch, Living Room, Dining Room with cellar access, and a fitted kitchen. The first floor boasts two generously-sized bedrooms and a modern fitted bathroom, while the second floor offers two additional bedrooms. Externally, the property features enclosed, low-maintenance patios at the front and rear.

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### PORCH

Composite door, timber framed stained glass window, and tiled flooring.

### LIVING ROOM

10'8 x 13'11 (3.25m x 4.24m )

UPVC double glazed window, feature fireplace, and a radiator.



### DINING ROOM

11'01 x 14 (3.38m x 4.27m)

UPVC double glazed window, radiator, access to the cellar, and stairs to the first floor.



### KITCHEN

13'10 x 5'6 (4.22m x 1.68m)

UPVC door and two double glazed windows, fitted wall and base units, four ring gas hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and tile effect flooring.



### FIRST FLOOR LANDING

Stairs to the second floor.

### BEDROOM ONE

10'8 x 14 (3.25m x 4.27m)

UPVC double glazed window and a radiator.



### BEDROOM TWO

11'2 x 8'4 (3.40m x 2.54m)

UPVC double glazed window, two built in cupboards, and a radiator.



### BATHROOM

6'9 x 5'6 (2.06m x 1.68m )

UPVC double glazed windows, bath with a wall mounted shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, tiled walls, and wood effect flooring.



### SECOND FLOOR LANDING

Skylight.

### BEDROOM THREE

10'9 x 14 (3.28m x 4.27m)

UPVC double glazed window and a radiator.



### BEDROOM FOUR

11'2 x 8'11 (3.40m x 2.72m )

Timber framed double glazed velux window and a radiator.



### CELLAR

9'11 x 5 (3.02m x 1.52m)

Light, power point, and stone flooring.

### EXTERIOR

The property offers enclosed patios to both the front and rear.



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

Council Tax Band: B

EPC Rating: E

