



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.

This contemporary semi-detached property is offered for sale with NO ONWARD CHAIN, and boasting an open aspect across fields to the rear. This home comprises an entrance hallway, WC, spacious living room, well equipped dining kitchen, THREE BEDROOMS, and a fitted bathroom. Outside, there is off road parking and a good sized rear garden. Viewing highly recommended. The exterior rendering of the property is due to be repainted before completion of any sale.

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ENTRANCE HALLWAY

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

LIVING ROOM

15'0" x 12'10" (4.57m x 3.91m)
UPVC double-glazed window, radiator, and an under stairs storage cupboard.



DINING KITCHEN

15'10" x 9'4" (4.83m x 2.84m)
UPVC double glazed double doors and window, fitted wall and base units, electric hob, and integral oven with an extractor fan over, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, radiator, and wood effect flooring.



DOWNSTAIRS WC

UPVC double glazed window, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, and tiled flooring.



FIRST FLOOR LANDING

Loft access.



BEDROOM ONE

13'0" x 8'7" (3.96m x 2.62m)
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.



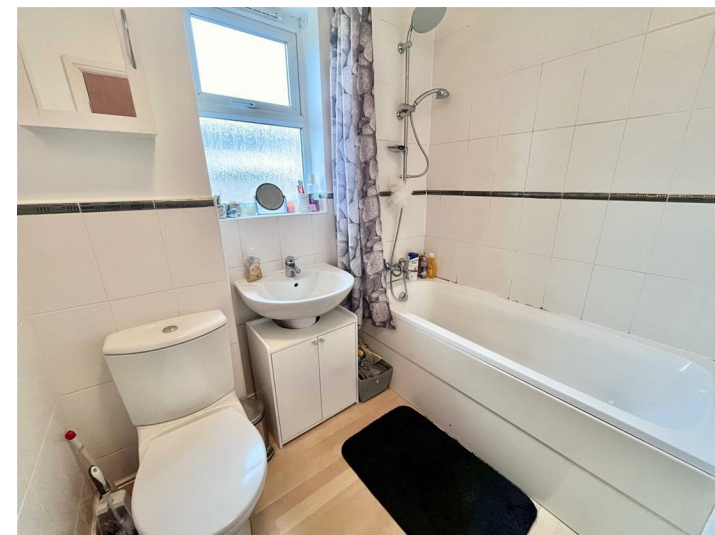
BEDROOM THREE

9'3" x 7'0" (2.82m x 2.13m)
UPVC double glazed window and a radiator.



BATHROOM

UPVC double glazed window, bath with a wall-mounted shower fitting, WC with a push flush, pedestal washbasin with a mixer tap over, radiator, partially tiled walls, and wood effect flooring.



EXTERNALLY

At the front of the house, you'll find a parking space alongside a lawned garden, with gated access to the rear. The rear garden boasts a generous size and offers a delightful open view across adjoining fields.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.
Council Tax Band: B
EPC Rating: TBC

