



MISREPRESENTATION ACT 1967.

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**VIEWING RECOMMENDED.** A bay fronted semi-detached property situated within a popular location and offered for sale with **NO ONWARD CHAIN**. In need of some updating and comprising; hallway, lounge, dining room, fitted kitchen, sun room, **THREE BEDROOMS** and fitted bathroom. Externally there is garden frontage together with an enclosed rear garden with patio.

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**ENTRANCE HALLWAY**

14'1 x 5'7 (4.29m x 1.70m)

Entrance door with frosted windows, stairs to first floor, radiator, ceiling coving, cloaks hanging space, under stairs cupboard with window.



**LOUNGE**

12'3 x 12'0 into bay (3.73m x 3.66m into bay)

Double glazed bay window, fireplace with stone effect surround and open fire, radiator, ceiling coving.



**DINING ROOM**

11'6 x 10'11 (3.51m x 3.33m)

Radiator, ceiling coving, wall mounted fire, back boiler, double glazed patio doors leading to sun room.



**KITCHEN**

13'8 x 6'11 (4.17m x 2.11m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for washing machine, space for fridge/freezer, built in storage cupboard, two windows, tiled flooring, door to outside.



**SUN ROOM**

8'2 x 5'0 (2.49m x 1.52m)

Double glazed windows, double glazed French doors to garden, tiled flooring.

**FIRST FLOOR LANDING**

Glazed window, ceiling coving, access to roof void.

**BEDROOM ONE**

13'5 x 12'2 into bay (4.09m x 3.71m into bay)

Double glazed bay window, radiator, picture rail.



**BEDROOM TWO**

11'2 x 10'10 (3.40m x 3.30m)

Part double glazed window, radiator, picture rail.



**BEDROOM THREE**

8'3 x 7'0 (2.51m x 2.13m)

Part double glazed window, ceiling coving, radiator.



**BATHROOM**

Panelled bath with shower fittings over, low level WC, wash

hand basin, airing cupboard with hot water cylinder, frosted double glazed window, radiator.



**EXTERNALLY**

The property has a garden frontage with hedgerow surround.

The rear of the house offers a patio area with shed and greenhouse together with a garden, laid to lawn with enclosed boundaries and gated access to the front.

