



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

An appealing Three Bedroom Modern Semi Detached House situated on a select development of twenty detached and semi detached homes. Conway Close sits within an established residential area while being well placed for all the towns amenities. The accommodation briefly comprises of ; Hall, WC, Living Room, Kitchen/Diner, First Floor Landing, Master Bedroom One with En suite Shower Room, Bedroom Two, Bedroom Three and Family Bathroom. There is a good size garden to the rear and parking to the front of the property. Available now. No pets allowed.

LIVING ROOM 18` 5" x 11` 10" (5.61m x 3.61m)

KITCHEN/DINER 15` 3" x 9` 11" (4.65m x 3.02m)

MASTER BEDROOM ONE 11` 9" x 10` 8" (3.58m x 3.25m)

BEDROOM TWO 11` 10" x 8` 3" (3.61m x 2.51m)

BEDROOM THREE 10` 3" x 6` 7" (3.12m x 2.01m)

EPC Rating - C

Tax Band - B