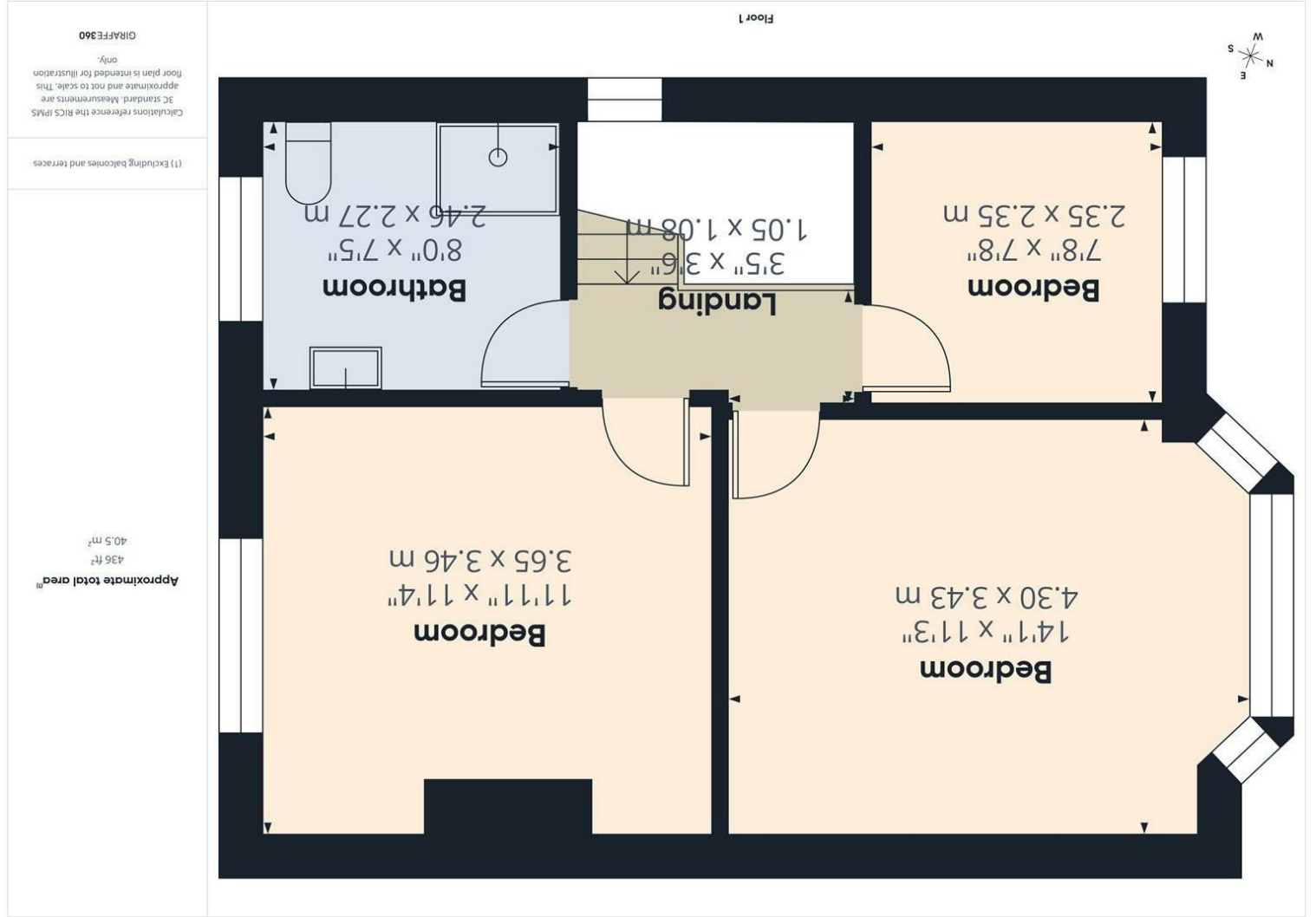


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Ground Floor Hallway 12'8" x 6'3" (3.88 x 1.91)
- Living Room 13'4" x 12'4" (4.07 x 3.78)
- Dining Room 11'11" x 11'4" (3.64 x 3.46)
- Kitchen 15'1" x 7'5" (4.60 x 2.28)
- Upstairs Hallway 3'5" x 3'6" (1.05 x 1.08)
- Bedroom 7'8" x 7'8" (2.35 x 2.35)
- Bedroom 14'1" x 11'3" (4.30 x 3.43)
- Bedroom 7'8" x 7'8" (2.35 x 2.35 m)
- Bedroom 11'11" x 11'4" (3.65 x 3.46 m)
- Bathroom 8'0" x 7'5" (2.46 x 2.27 m)
- Shower Room 8'0" x 7'5" (2.46 x 2.27)



PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D

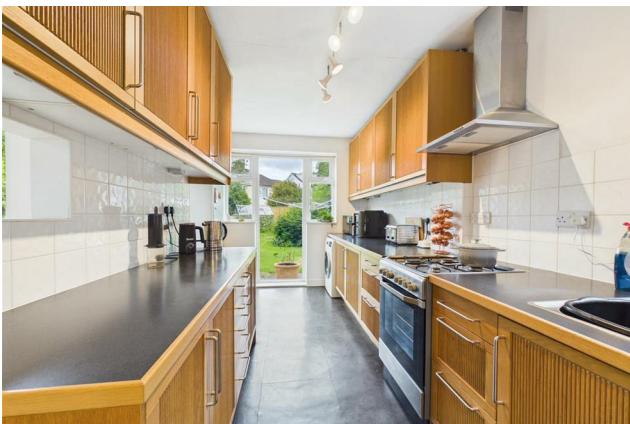


Well proportioned three bed property that compromises of entrance hallway, living room, and modern Kitchen.

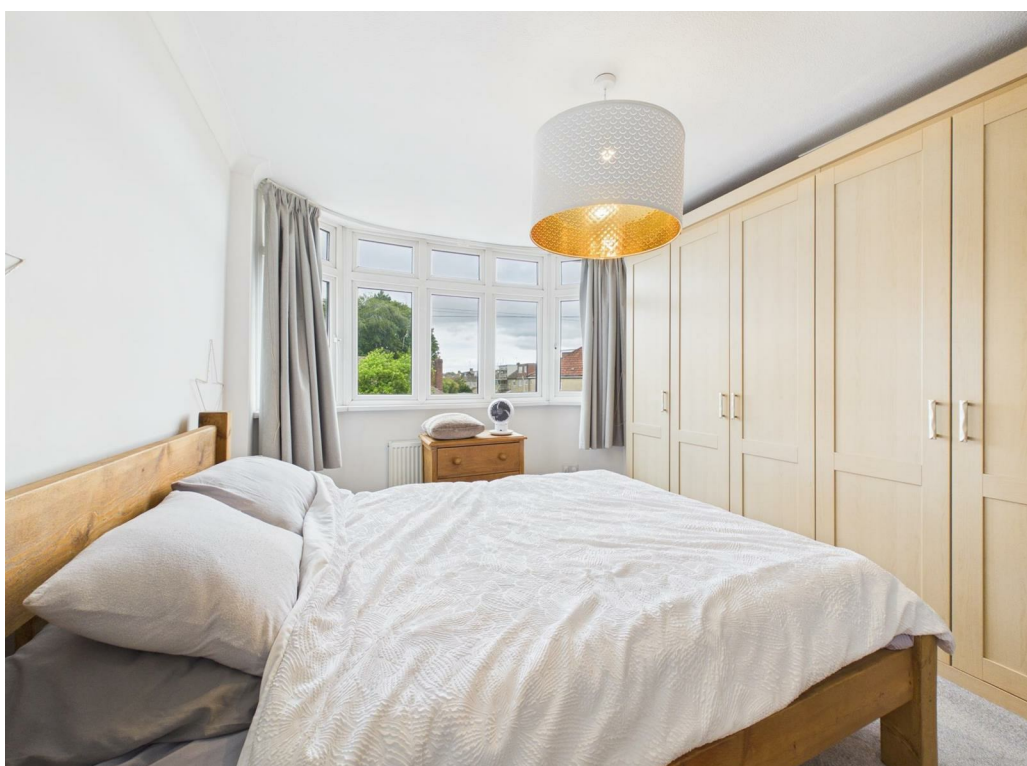
With three bedrooms at the first floor, the master having a large bay window and fitted wardrobes. The property further benefits from a shower room.

Pleasant, enclosed rear garden featuring a paved patio area and a lawn.

Available 13th July 2026. EPC D. Tax band D..



what the owners will miss



the location

just a thought...