



Property Description

LOUNGE 17' 11" x 10' 4" (5.46m x 3.15m)

KITCHEN/FAMILY/DINING 17' 11" x 10' 3" (5.46m x 3.12m)

UTILITY 5' 11" x 5' 6" (1.8m x 1.68m)

WC 4' 10" x 3' 4" (1.47m x 1.02m)

FIRST FLOOR

BEDROOM ONE 14' 2" x 13' 3" (4.32m x 4.04m)

EN SUITE 6' 1" x 5' 9" (1.85m x 1.75m)

BEDROOM TWO 11' x 9' 9" (3.35m x 2.97m)

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.26m)

BATHROOM 6' 8" x 6' (2.03m x 1.83m)

Council Tax Band - to be confirmed

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - data information not available

Broadband coverage - data information not available.

Networks in your area - data information not available.

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.



BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444