









This beautiful two bedroom semi detached home is available mid September 2026 on an unfurnished basis. Internally comprises an entrance hall, open plan lounge and dining room, fitted kitchen, two double bedrooms and a modern bathroom. Externally there is a driveway to the side with gardens to the front and rear. Situated within this ever popular area of Silksworth, providing provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Double glazed window to front and staircase to first floor.

## Open Plan Lounge and Dining Room 22'4" x 11'8"



Double glazed bay window to front, two radiators and feature fireplace. Double glazed UPVC French patio doors to rear.

## Kitchen 9'1" x 7'8"



Range of wall and base units countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Cupboard providing space for fridge/freezer. Double glazed window, UPVC door to rear and radiator.

## First Floor Landing

Double glazed window to side and radiator. Access hatch to loft.

## Bedroom 1 18'2" x 10'11"



Double glazed window to front, double radiator and two storage cupboards.

## Bedroom 2 10'11" x 9'11"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, chrome radiator and two double glazed windows.

## Outside



Generous front garden with gated driveway providing off

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# MAIN ROOMS AND DIMENSIONS

street parking. Low maintenance rear garden with an outhouse providing storage and space for washing machine.

## Council Tax Band

The Council Tax Band is Band A.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

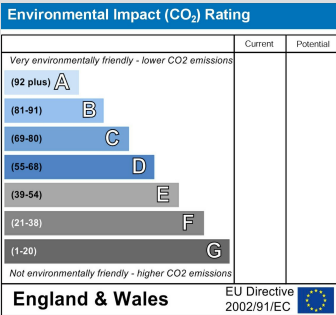
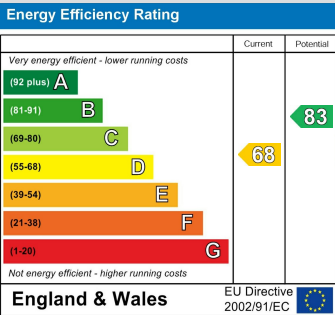
We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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