









A most impressive, recently constructed three bedroom Town house, occupying a superb position within this attractive development, known as St. Michael's Way. Internally the immaculately presented accommodation briefly comprises of an entrance lobby, cloakroom/wc, lounge and an fabulous modern kitchen/diner with French doors to the rear garden. On the first floor there are two bedrooms and a contemporary bathroom/wc, whilst to the second floor there is the principle bedroom with a modern en-suite shower room/wc. Externally there is a driveway to the front providing off street parking and delightful garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a composite entrance door into

Entrance Lobby



Radiator and inner wooden door leading to

Lounge 14'6" x 11'11"



Double glazed window to the front elevation, storage cupboard, and double radiator. Door leading to the rear lobby.

Rear Lobby

Stairs to the first floor with doors leading to the downstairs WC and kitchen/diner.

Kitchen/Diner 7'6" x 11'10"



Fitted with a range of wall and base units with worktops over, incorporating a 1.5 bowl sink and drainer with mixer tap. Integrated oven with gas hob and extractor hood, fridge freezer, and dishwasher. Space for a washing machine. Triple radiator, double glazed window, and UPVC French patio doors opening onto the rear garden.

Downstairs WC



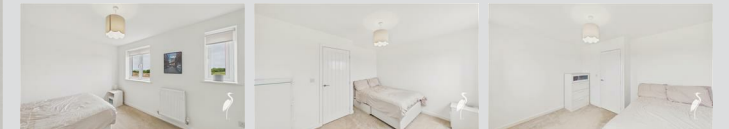
Fitted with a low-level WC, wash hand basin, and radiator.

First Floor Landing



Double radiator, stairs continuing to the second floor, and doors leading to

Bedroom 2 8'9" x 11'11"



Double glazed window to the front elevation and radiator.

Bedroom 3 7'11" x 11'11"



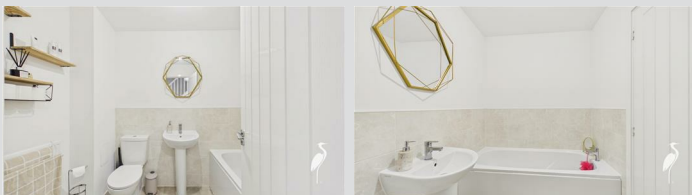
Double glazed window to the rear elevation and radiator.

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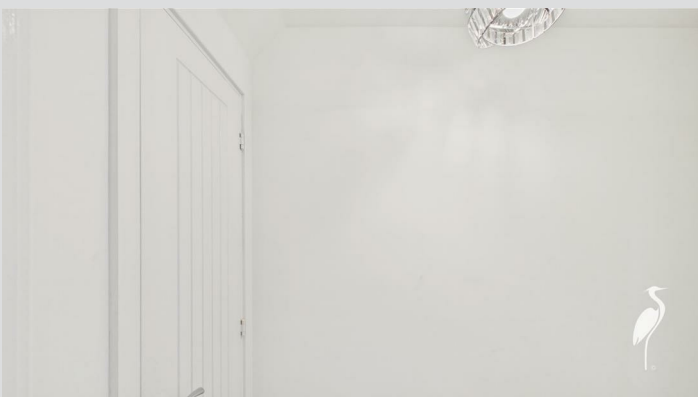
MAIN ROOMS AND DIMENSIONS

Bathroom



Fitted with a low level WC, washbasin and bath, radiator.

Second Floor Landing



Storage cupboard and door leading to

Bedroom 1 16'2" x 8'6"



Double glazed window to the front elevation, double radiator, access point to loft, and door leading to the en suite.

En Suite Shower Room



Fitted with a low level WC, washbasin and shower cubicle, skylight window and double radiator.

Outside



Attractive rear garden with lawned and block paved areas, featuring a side gate providing access to the front of the property. Convenient block paved driveway to front providing off street parking.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax is Band C.

Important Notice

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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MAIN ROOMS AND DIMENSIONS

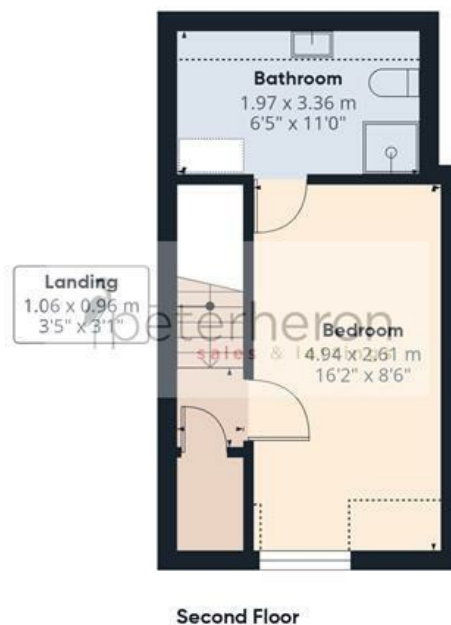
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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Approximate total area⁽¹⁾

79.6 m²

857 ft²

Reduced headroom

2.2 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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