









A three bedroom semi-detached house, ideally situated within this ever popular area in Farringdon. Internally comprising of a hall with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms, bathroom and a separate wc. Externally there are gardens to the front and rear. The property is well placed for a range of amenities including shops and schools, as well as offering transport connections to surrounding areas.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Hall

Staircase to first floor with storage under, and radiator.

## Lounge 13'8" x 10'9"



Double glazed window to front, radiator and feature electric fire. Open plan into dining room.

## Dining Room 8'10" x 8'5"



UPVC double glazed French doors to rear and radiator. Door to kitchen.

## Kitchen 8'9" x 7'6"



Base units with counter tops over incorporating a stainless steel single bowl sink and drainer unit, space provided for the inclusion of an oven and fridge freezer. Double radiator, single glazed window and wooden door to rear.

## First Floor Landing

Access hatch to loft and doors to bedrooms one two and three, bathroom and separate WC.

## Bedroom 1 14'1" x 9'3"



Double glazed window to front and a radiator.

## Bedroom 2 9'2" x 8'7"



Single glazed window to rear and a radiator.

## Bedroom 3 9'7" x 7'8" max



Double glazed window to front and built in storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Wash hand basin, bath, radiator and a single glazed window.

## Separate WC



Low level WC and a single glazed window.

## Outside



Low maintenance garden to the front and garden to the rear with an outhouse.

## 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 A.

## Important Notice

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verification is recommended.

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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

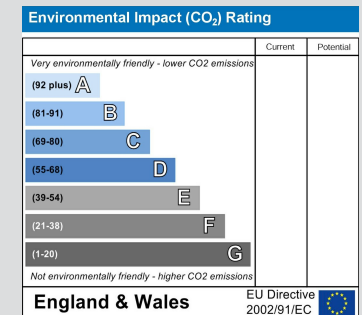
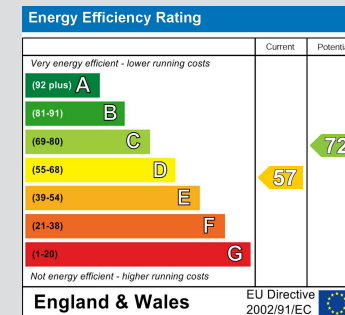
To arrange an appointment to view this property contact our Fawcett Street branch on .

## 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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