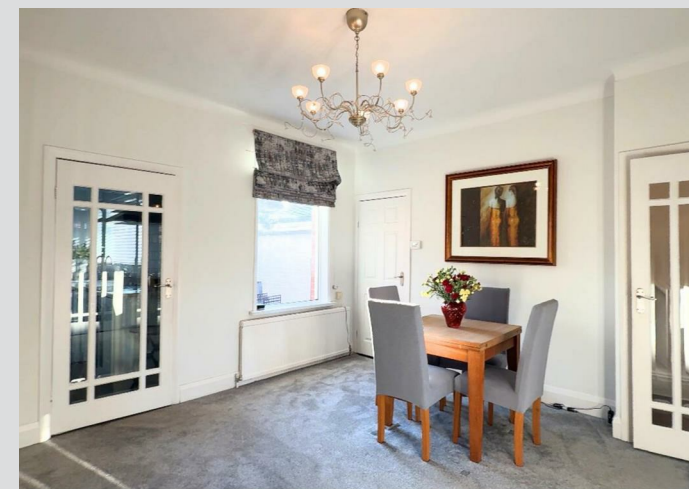
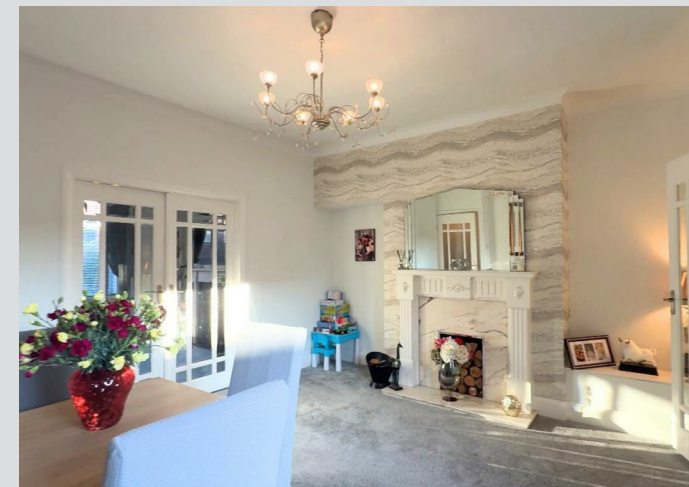










A spacious and beautifully presented mid terrace home, situated on this pleasant pedestrianised street within this ever popular area of Silksworth. Internally the immaculate accommodation on the ground floor includes an entrance porch, hall, two generous reception rooms, a modern kitchen and a bathroom/wc. To the first floor there are two well-proportioned bedrooms. Externally there is an attractive garden to the front and to the rear, a delightful courtyard. This ever-popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

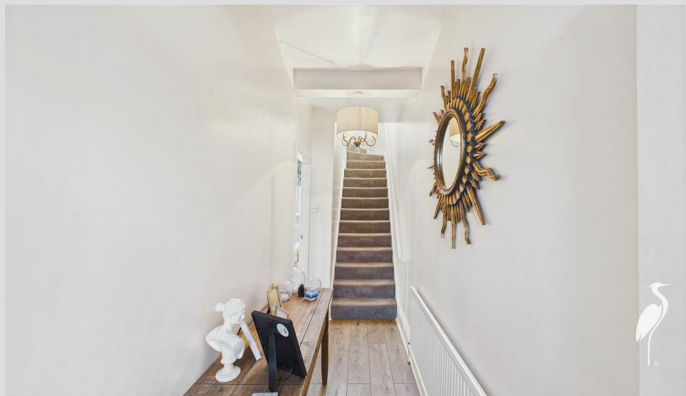
Ground Floor

Access via Composite entrance door.

Entrance Lobby

Inner door to hall.

Reception Hall



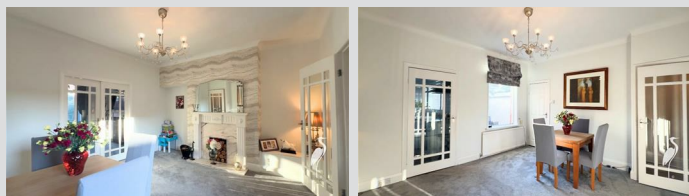
Radiator and stairs to first floor.

Lounge 12'8" x 12'0"



Double glazed window to front, radiator and feature fireplace.
Double doors to dining room.

Dining Room 12'9" x 14'3"



Double glazed window to rear, feature fireplace, radiator and storage cupboard. Door to kitchen.

Kitchen 12'0" x 7'11"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer, washing machine and dishwasher.

Rear Hall

Storage cupboard. Door to bathroom and Composite door to garden.

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

First Floor Landing



Double glazed window, storage cupboard and access point to loft.

Bedroom 1 11'2" x 17'7"



Double glazed window to front and radiator.

Bedroom 2 11'8" x 9'5"



Double glazed window to rear, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Outside



Lawned garden to the front and low maintenance courtyard to rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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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.

Fawcett Street Viewings

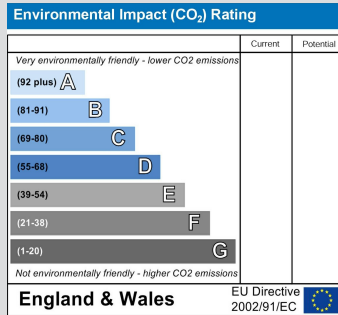
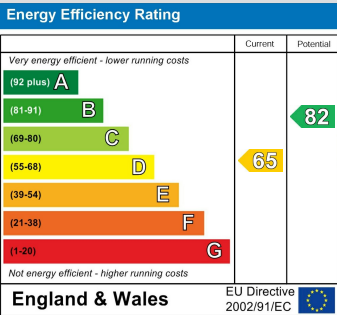
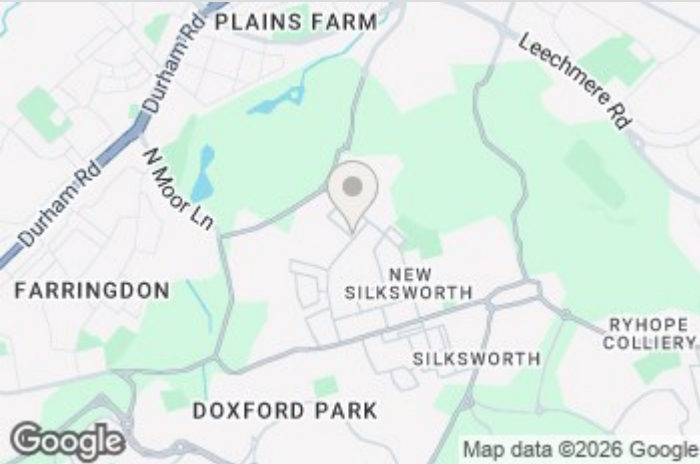
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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Approximate total area⁽¹⁾

90.9 m²

979 ft²

(1) Excluding balconies and terraces

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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