









A superb two semi-detached home, occupying a delightful cul-de-sac position within this ever popular area. Internally the attractive accommodation comprises of an entrance porch, lounge, a modern fitted kitchen and a conservatory. On the first floor there are two bedrooms and a contemporary shower room/wc. The property benefits from UPVC double glazing, gas central heating to radiators, a generous driveway to the front and a pleasant, low maintenance garden to the rear. This convenient location provides easy access to local amenities, schools, shopping facilities and transport links to surrounding areas. We highly recommend early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch



Double glazed windows to the front and side and door to the lounge.

Lounge 15'5" x 10'0"



Double glazed window to the front, column radiator, media wall with shelving, stairs to the first floor with under stair storage cupboard. Door to the kitchen.

Kitchen 9'0" x 11'9"



Fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, space has

been provided for the inclusion of a oven and hob, fridge freezer and a washing machine. Column radiator, double glazed window looking into the conservatory and double glazed French doors leading to the conservatory. Boiler concealed behind cupboard.

Conservatory 8'7" x 11'0"



Double glazed windows to the front side and rear, radiator and double glazed French doors to the rear garden.

First Floor Landing

Access point to loft.

Bedroom 1 9'2" x 12'0"



Double glazed window to rear and radiator.

Bedroom 2 7'2" x 11'10"



Double glazed window to front and radiator.

Shower Room



Modern suite with low level WC with concealed cistern, washbasin set within vanity unit, shower cubicle with overhead rainfall shower, wall mounted storage cupboard, double glazed window and ladder style heated towel rail.

Outside



Block paved to the front with drive to side and access through to gravelled rear garden with patio seating area.

Council Tax Band

The Council Tax Band is Band B.

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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your

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MAIN ROOMS AND DIMENSIONS

decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



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⁾

62 m²

667 ft²

Reduced headroom

0.5 m²

5 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.