









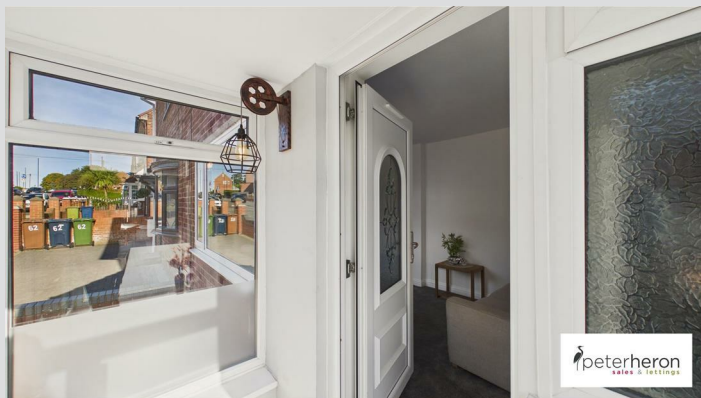
This impressive two bedroom semi-detached house boasts stylish internal accommodation generous gardens to the rear. Internally the property features an entrance porch, a superb lounge and a fabulous kitchen/diner with an excellent range of units and French doors leading out to the rear garden. On the first floor there is an impressive, contemporary family bathroom/wc, and two well proportioned bedrooms. This location is ideal for local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly advise an early internal inspection to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch



Double glazed windows and inner UPVC door to lounge.

Lounge



Double glazed window to front, double radiator, stairs to first floor and open into kitchen.

Kitchen/Diner



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 gas hob and hood. Space for an American style fridge freezer and a washing machine. Storage cupboard and a double radiator. Double

glazed window and UPVC French patio doors to rear and door to outhouse.

Outhouse



Wall and base units with countertops over providing space for a tumble dryer, laminate flooring and full electrics. Composite doors to front and rear gardens.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2



Double glazed window to rear, radiator and storage cupboard.

Bathroom



Attractive suite featuring a bath with dual head waterfall shower over and a vanity unit comprising low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Delightful generous rear garden mainly laid to lawn with raised timber decked seating area.

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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Fawcett Street Viewings

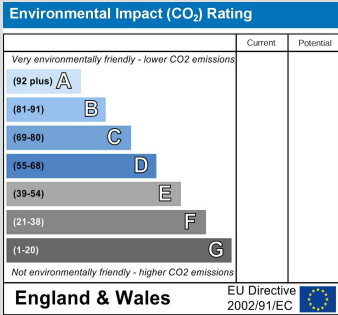
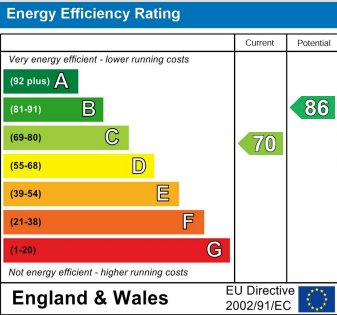
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 01915103323



First Floor

Approximate total area⁽¹⁾

75.3 m²
811 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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