









This extended four bedroom semi-detached house, provides spacious and well presented accommodation within this ever popular location. Internally the attractive interior to the ground floor includes an entrance porch, hall with staircase to the first floor, lounge to the front and a superb, modern kitchen / diner to the rear. On the first floor there is a principle bedroom with en-suite shower room/wc, three further bedrooms and a modern family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows, an integral garage and a generous garden to the rear with a lawn and patio area. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Available with no upper chain involved, viewing is highly recommended to appreciate the attractive accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner UPVC door to hall.

Hallway



Stairs to first floor and radiator.

Lounge 16'5" x 11'9"



Double glazed bay window to front, radiator and feature fire. Open plan into kitchen/diner.

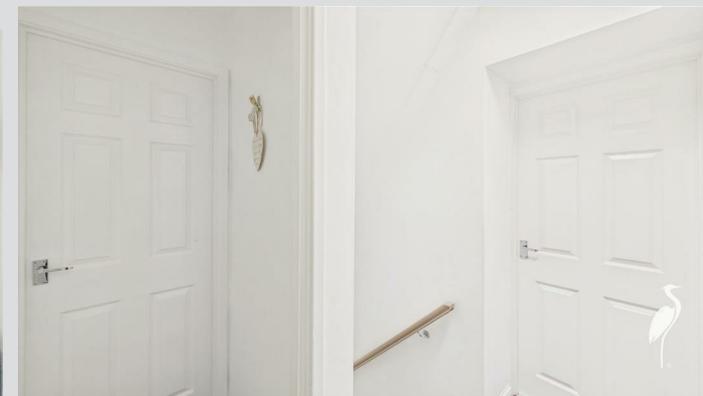
Kitchen/Diner 7'10" x 22'3"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker

hood. Space for a fridge freezer. 4 seater breakfast bar. Large cupboard providing space for a washer/dryer. Double radiator and storage cupboard. Double glazed window and French UPVC doors to rear. Door to garage

First Floor Landing



Access point to loft.

Bedroom 1 10'0" x 10'8"



Double glazed window to front and radiator. Door to en suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, double glazed window to rear and chrome heated towel rail.

Bedroom 2 10'9" x 11'8"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 11'5" x 6'7"



Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 8'1" x 9'2"



Double glazed window to front and radiator.

Bathroom



Low level WC and washbasin vanity unit, bath with shower over, chrome heated towel rail and double glazed window to rear.

Outside



Gravelled garden to the front with garage whilst to the rear a generous garden laid mainly to lawn with patio 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

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 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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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.

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

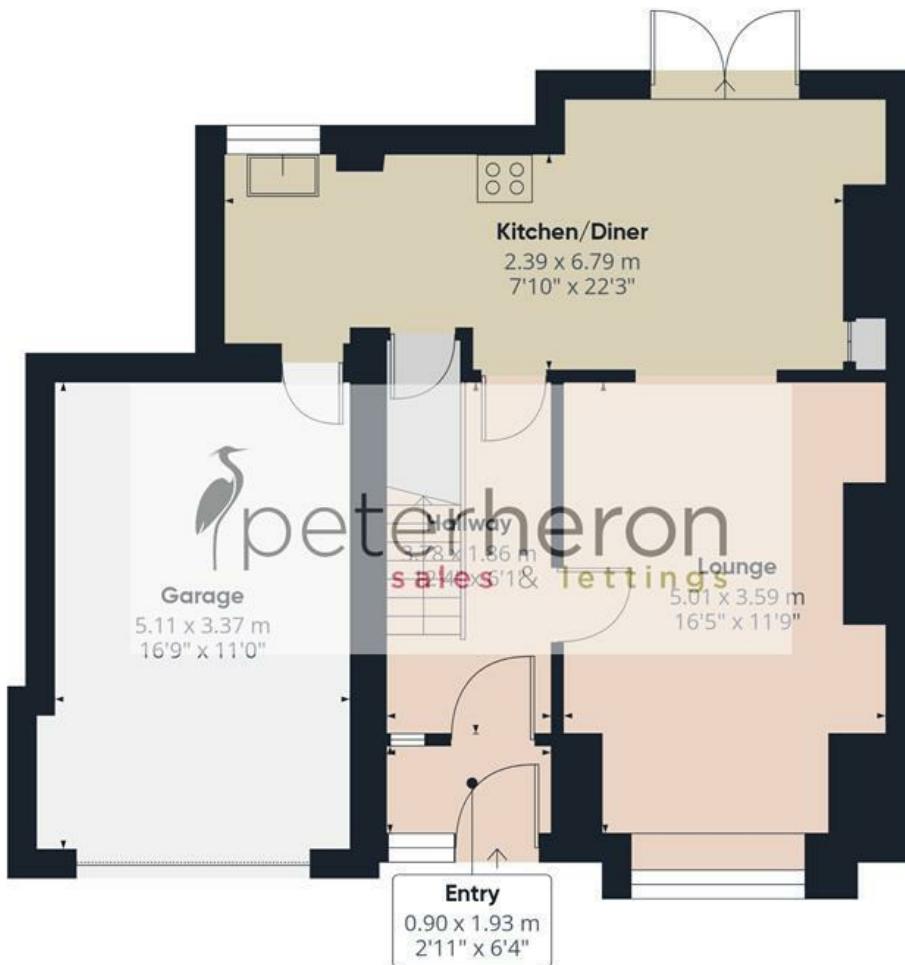
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

108.1 m²

1164 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.