















An attractive double fronted semi-detached bungalow, occupying a delightful position within this popular location. Internally the accommodation is all on one level, briefly comprising of an entrance vestibule, hall, lounge with a bay window that connects through to a dining room and a kitchen. There are two well-proportioned bedrooms and a modern shower room/wc. Externally there is a garden to the front with a block-paved driveway, an attached garage, useful side access and to the rear a delightful garden with a lawn and paved area. This location is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. With no upper chain involved, early viewing is high recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

### Entrance Hall



Radiator.

### Lounge



Double glazed bay window to front, x2 radiators and fitted gas fire. Opening into dining room.

### Dining Room



Double glazed window and double glazed doors to sun room. Radiator.

### Sun Room



Double glazed window and door to rear garden.

### Kitchen



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge, freezer and washing machine. Double glazed window to rear and radiator, Double glazed door to rear garden.

### Bedroom 1



Double glazed bay window to front and radiator.

### Bedroom 2



Double glazed window to side and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, pedestal washbasin and walk in shower with electric shower, radiator, tiled walls, built in cupboard and double glazed window.

## Outside



Lawned garden to the front with planted borders, block paved driveway providing off street parking leading to attached garage with up and over door, whilst to the rear lawned garden with paved area.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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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

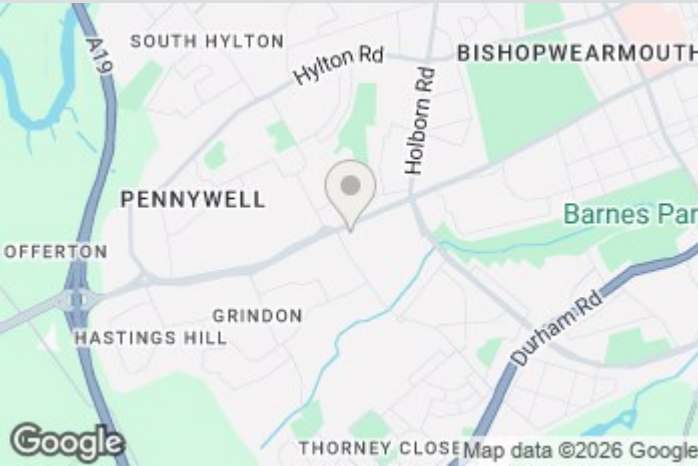
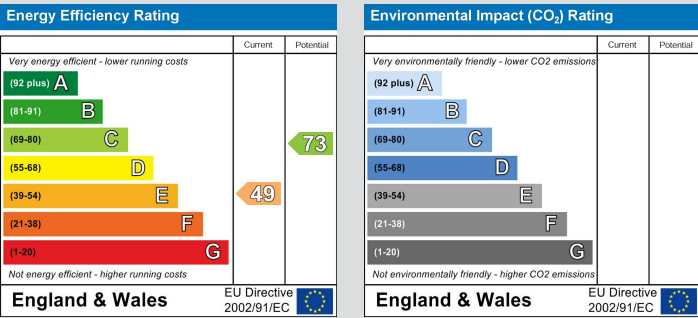
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## 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<sup>(1)</sup>**

98.2 m<sup>2</sup>

1058 ft<sup>2</sup>

(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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