















This two bedroom semi detached house is available with no upward, the property would benefit from general updating and modernising but has been sensibly priced accordingly. Internally the accommodation includes entrance hall, lounge, dining room, lean to, kitchen and ground floor wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a driveway to the front and good sized lawned garden to the rear. Situated in this ever popular part of Silksworth, close to local amenities, shops and schools as well as offering transport links to surrounding areas. Viewing is recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Stairs to first floor with storage under and radiator.

### Lounge



Bow window to front, feature arched alcoves with built in storage and gas fire. Radiator and archway into dining room.

### Dining Room



Feature fireplace, storage cupboard and door into lean to. Opening into kitchen.

### Lean To



Single glazed windows overlooking the garden.

### Kitchen



Bow window to rear, radiator and open plan into kitchen. Doors to WC and outhouse.

### Kitchen



Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space for an oven, fridge freezer and washing machine. Radiator, window to rear and door to garden.

### Ground Floor WC



Low level WC.

### Outhouse

Door to front.

### First Floor Landing



Window and access point to loft.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1



Window to front, radiator, built in wardrobes and furniture.

## Bedroom 2



Window to rear, radiator, wall mounted boiler and storage cupboard.

## Bathroom



Bath, low level wc and wash basin. Window to rear.

## Outside



Driveway to the front providing off street parking whilst to the rear a good sized garden laid mainly to lawn.

## 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

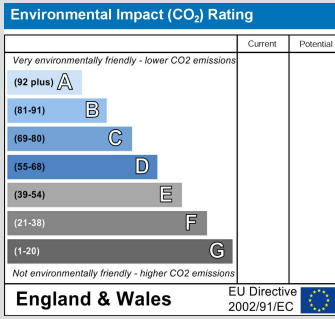
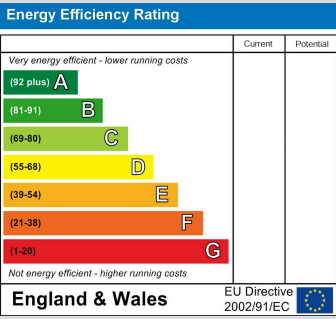
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

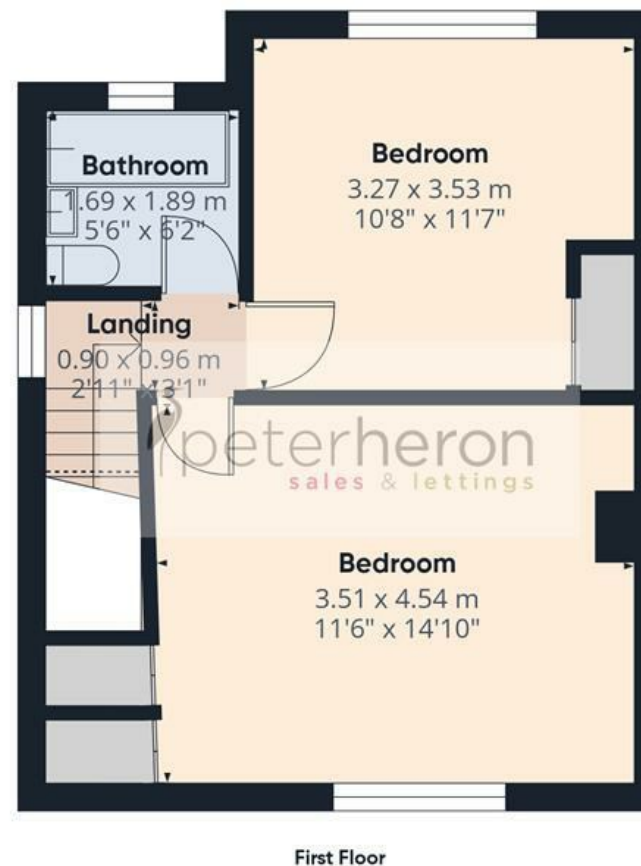
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Approximate total area<sup>(1)</sup>

87.8 m<sup>2</sup>

946 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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.

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