















This newly upgraded and modernised three bedroom semi-detached house, occupies a superb position within this ever popular area of East Herrington. Internally the immaculate accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge opening through to a dining room and there is an impressive kitchen, fitted with a range of contemporary units and a selection of integrated appliances. To the first floor there are three bedrooms, a modern bathroom and a separate wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and low maintenance gardens to the front, side and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upward chain involved, we highly recommend viewing to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Vestibule



Double glazed windows and inner door to hall.

### Entrance Hall



Stairs to first floor with storage under and radiator.

### Lounge 14'6" x 13'6"



Double glazed window to the front, feature fireplace and vertical radiator. Open plan to dining room.

### Dining Room 9'11" x 9'3"



Double glazed window to the rear and vertical radiator. Opening into kitchen.

### Kitchen 9'5" x 9'2"



Range of modern wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood, microwave, fridge freezer, dishwasher and washing machine. Vertical Radiator, double glazed window and UPVC door to the rear.

### First Floor Landing



Double glazed window to the side, storage cupboard and access hatch to loft.

### Bedroom 1 11'11" x 11'4"



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

### Bedroom 2 11'3" x 9'9"



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

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## Bedroom 3 8'5" x 8'3"



Double glazed window to the front and radiator.

## Bathroom



Wash hand basin and bath with overhead shower, chrome heated towel rail and double glazed window.

## Separate WC



Low level WC and double glazed window.

## Outside



Garden to the front with drive providing off street parking leading to attached garage whilst to the rear there is an attractive garden.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1963 and the Ground Rent is £10.50 per annum.

Ground rent review period (year/month) - to be confirmed

Annual Ground rent increase % - to be confirmed

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.

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

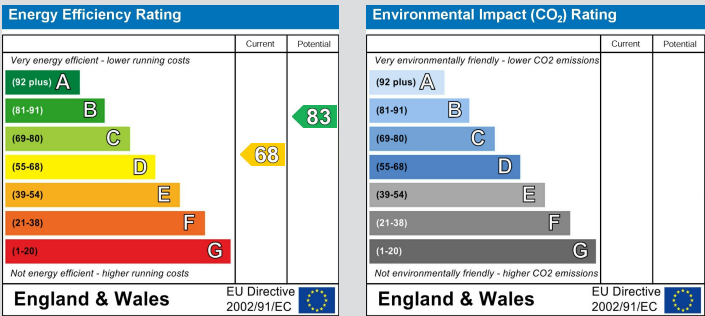
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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