









This refurbished and modernised two bedroom semi-detached house, provides an immaculate, ready to move into standard of accommodation. Internally the impressive accommodation includes to the ground floor of an entrance lobby, lounge and a superb, fitted kitchen whilst to the first floor there are two bedrooms and a modern bathroom/wc. Externally there is a garden to the front with a driveway, gated access to the side and to the rear, a generous garden laid mainly to lawn. This popular and convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With immediate vacant possession and no upper chain involved, viewing is essential to appreciate this home and to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

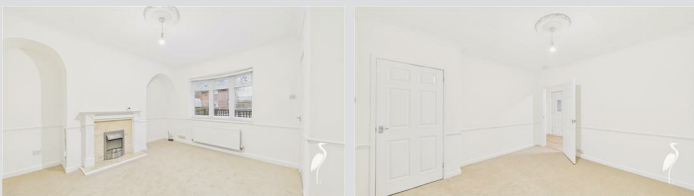
Access via double glazed entrance door.

Entrance Lobby



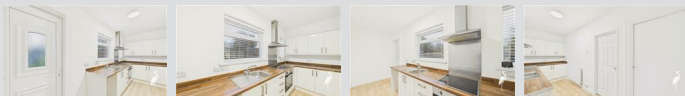
Staircase to first floor and door to lounge.

Lounge 13'5" x 12'9"



Double glazed bow window to front, radiator, feature fireplace and door to kitchen.

Kitchen 16'10" x 5'9"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances

include an electric oven and electric hob, space for fridge freezer and washing machine, radiator, built in cupboard, double glazed window to rear and double glazed door to rear garden.

First Floor Landing

Double glazed window to side and radiator.

Bedroom 1 13'6" x 9'5"



Double glazed window to front, radiator and built in wardrobe with hanging rail and the wardrobe also houses the central heating boiler.

Bedroom 2 10'3" x 9'4"



Double glazed window to rear, built in wardrobe and radiator.

Bathroom



Attractive modern suite with low level WC, pedestal washbasin and panel bath with shower attachment over, tiled walls and double glazed window.

Outside



To the front of the property there is a garden which is mainly gravelled along with a driveway, gated access through to the generous garden to the rear which is laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band A.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

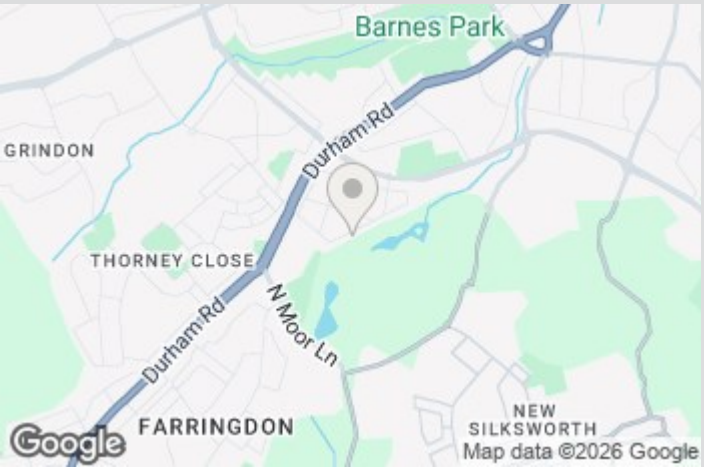
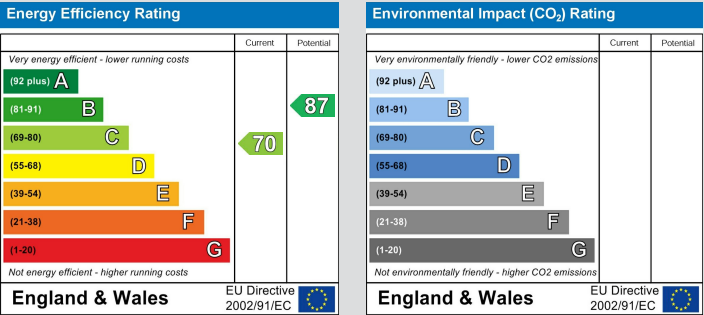
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

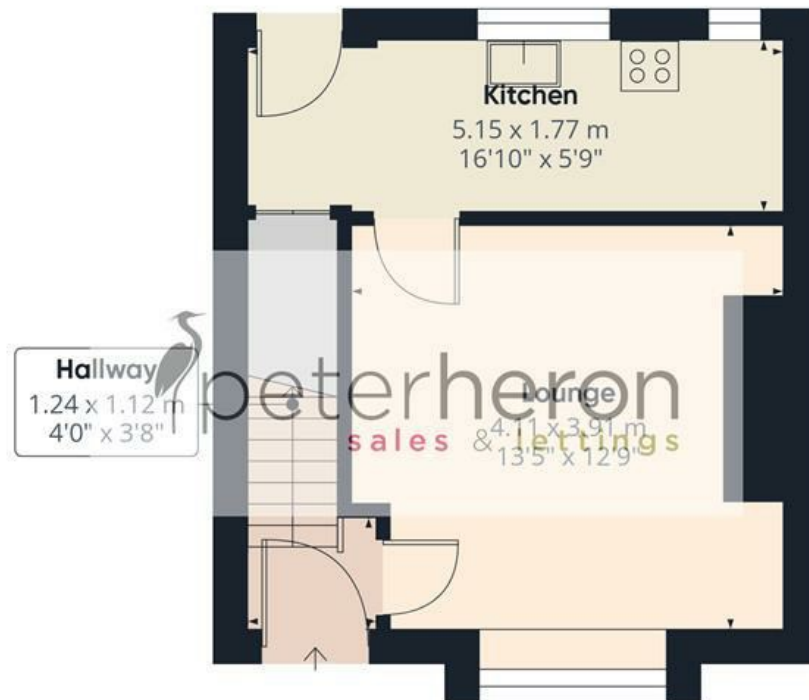
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Ground Floor



First Floor

Approximate total area⁽¹⁾

54.2 m²

584 ft²

(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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