









This beautifully presented semi-detached home, situated within the ever popular area of Silksworth, boasts a generously sized rear garden with the potential to extend, if desired (subject to the necessary planning approvals and consents). Internally the property to the ground floor includes a reception hall, lounge, dining room with patio doors to the rear garden and access to a modern fitted kitchen. To the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking whilst to the rear is a delightful garden with a lawn and patio area. Providing easy access to all local amenities, shops and schools as well as offering transport links to the A19 and City Centre. Early viewing is highly recommended to avoid disappointment! (Please be advised the log burning stove will not be included in the sale).

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

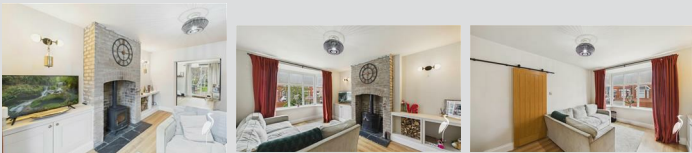
Access via UPVC entrance door.

### Reception Hall



Stairs to first floor and sliding oak door to lounge.

### Lounge 16'1" x 11'6"



Double glazed bay window to front elevation and radiator. Built in storage and sliding double doors to dining room.

### Dining Room 11'11" x 10'8"



Double glazed sliding patio door to rear and double radiator. Open plan into kitchen.

### Kitchen 9'10" x 6'0"



Modern kitchen fitted with a range of contemporary wall and base units with wooden countertops over incorporating an undermount sink and drainer with mixer tap. Integrated appliances include an oven, electric hob and cooker hood, space provided for fridge freezer and washing machine. Cupboard housing wall mounted boiler and double glazed window to side elevation.

### First Floor Landing



Double glazed window.

### Bedroom 1 14'3" x 10'10"



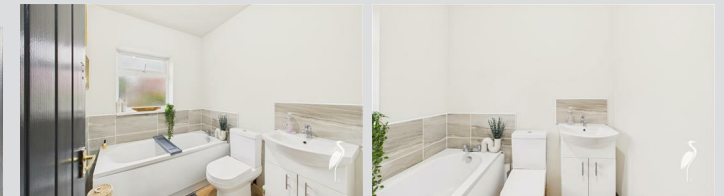
Double glazed window and radiator.

### Bedroom 2 9'6" x 8'5"



Double glazed window, Velux window and radiator. Built in storage and access point to loft.

### Bathroom



Low level WC, washbasin set into vanity unit and bath, chrome heated towel rail and double glazed window to rear elevation.

### Outside



Garden to the front with driveway providing off street parking. Generously sized rear garden with lawned and block paved areas.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Leasehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1936 and the Ground Rent is £6.00 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

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to

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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

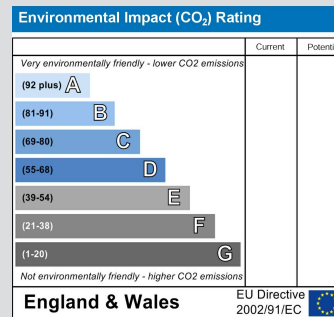
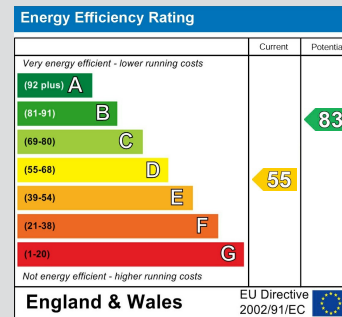
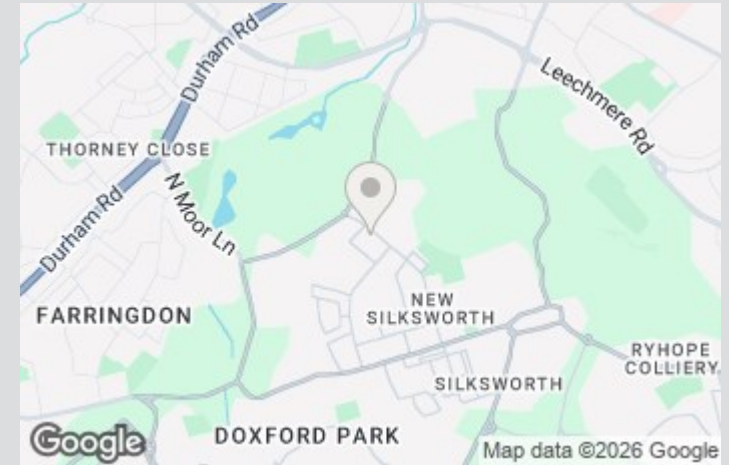
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

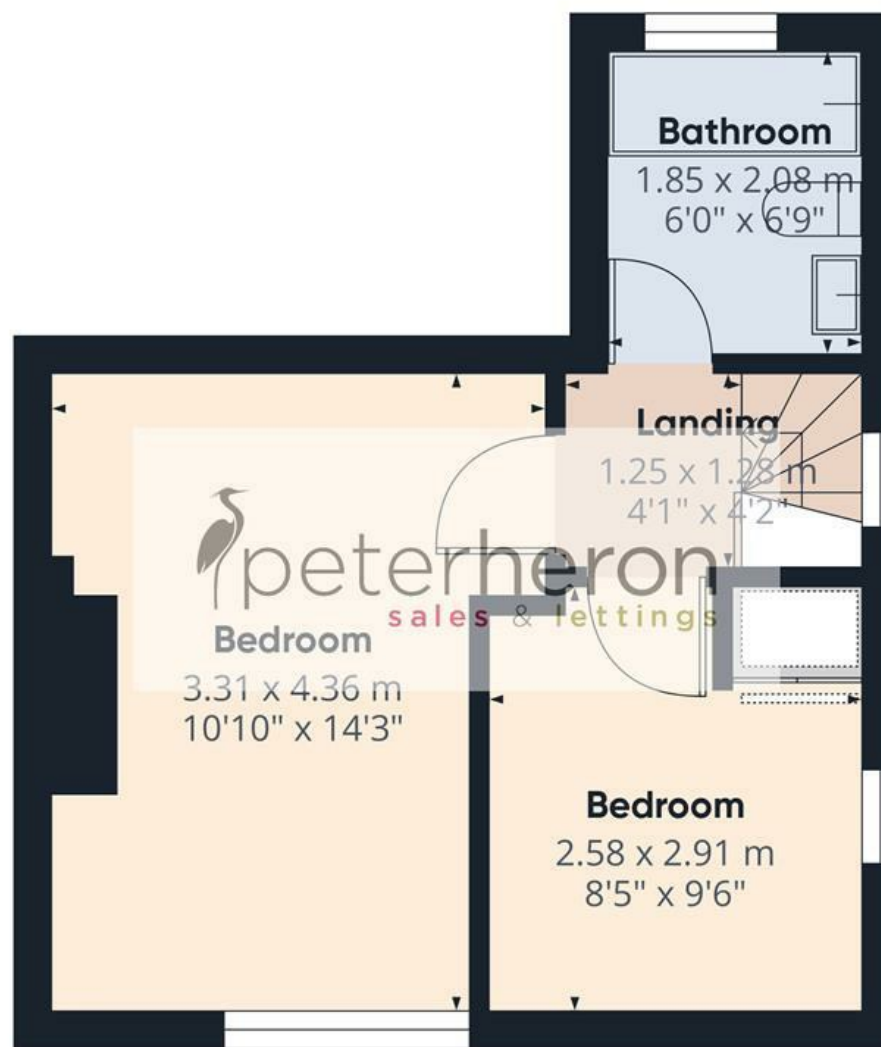
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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First Floor

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

65 m<sup>2</sup>  
699 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.

