









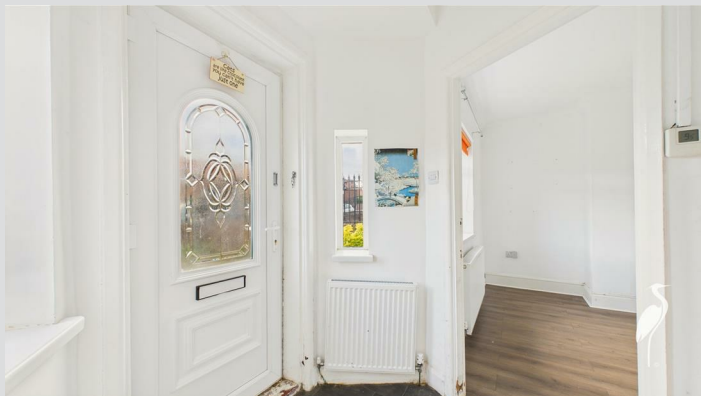




This spacious two bedroom house is ideally situated on Leechmere Road within this ever popular residential area, featuring a generous rear garden and is available with immediate vacant possession and no upper chain involved. Internally the accommodation comprises to the ground floor of an entrance lobby with staircase to the first floor, lounge, sun room and a modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Benefits of the property include gas central heating to radiators and gardens to the front and rear. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor



Access via double glazed entrance door, there are two small double glazed windows, radiator, doors leading off to the lounge and breakfasting kitchen and a staircase leading to the first floor.

## Lounge 10'9" x 14'11"



Double glazed bow window to the front, radiator, feature fireplace and a glazed door connecting though to the sun room.

## Sun Room 7'6" x 5'8"



Double glazed door leading out to the step which leads down to the garden, double glazed windows.

## Breakfasting Kitchen 11'11" x 15'1"

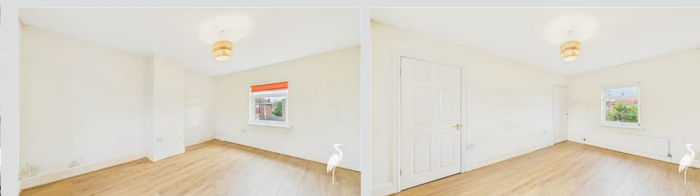


Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, the room enjoys a dual aspect with a double glazed bow window to the front and two double glazed windows to the rear, double glazed door providing access to the covered side walk way and there is a radiator.

## First Floor Landing

With a double glazed window to the rear and doors leading off to the two bedrooms and bathroom.

## Bedroom 1 11'3" x 14'11"



Generous room featuring a dual aspect with double glazed windows to both the front and rear, there is a radiator and a built in cupboard.

## Bedroom 2 9'8" x 9'3"



Double glazed window to the front, radiator and a built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Modern suite with low level WC, pedestal wash hand basin and panel bath with mains fed shower over, radiator and a double glazed window.

## Outside



To the front of the property there is a low maintenance block paved garden, to the rear is a generous garden with lawned areas, mature planting and a gravelled area.

## Council TaxBand

The Council Tax is Band A.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Solar Panels

We have been advised by our client the solar panels are owned. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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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.

## Viewings Fst

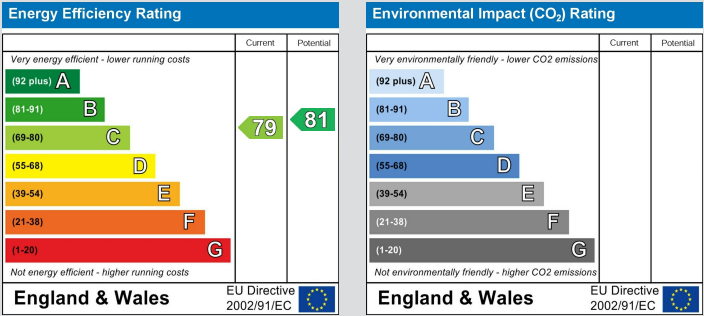
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

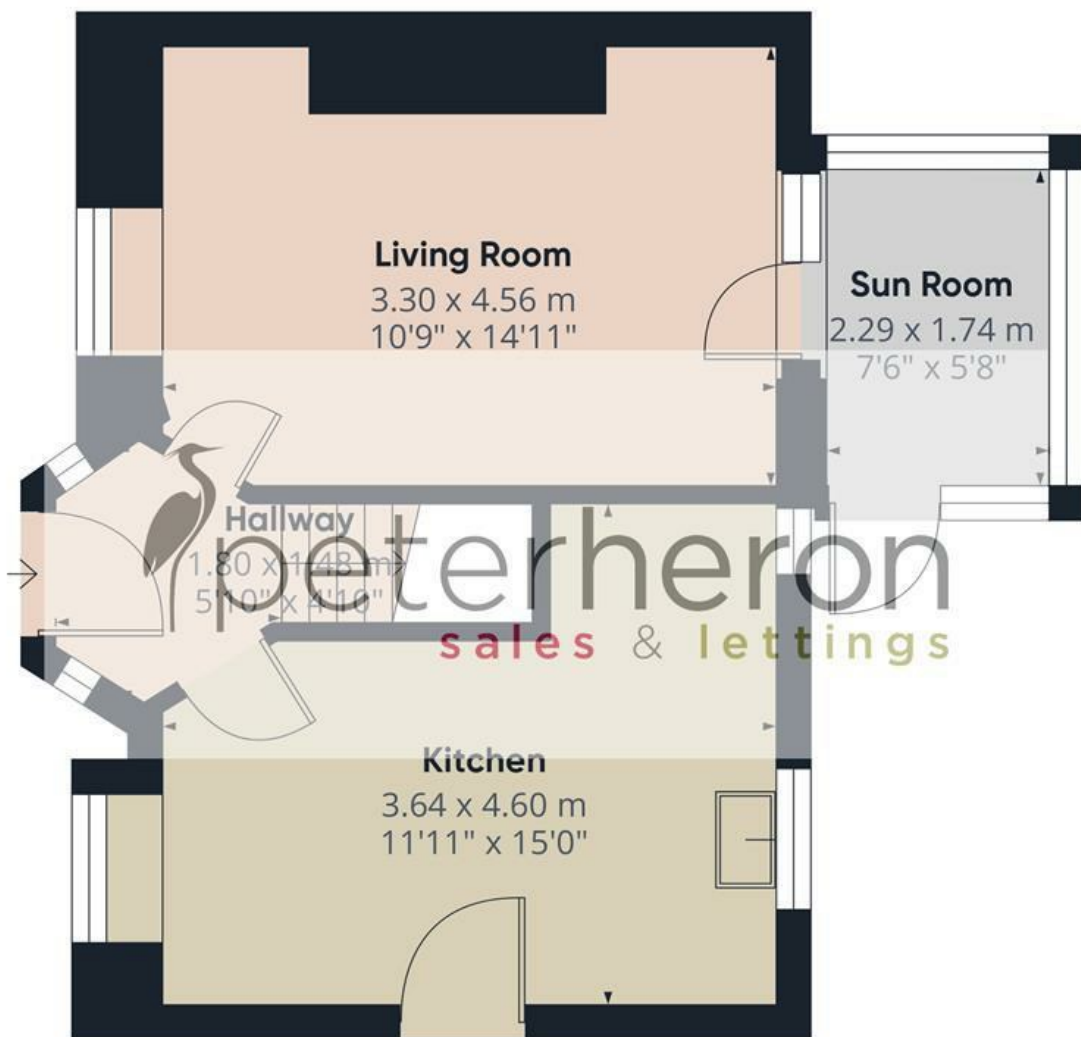
## Ombudsman

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Ground Floor



First Floor

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

69.1 m<sup>2</sup>  
743 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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