









Available with no upward chain, this popular style three bedroom semi detached home with a drive to the front providing off street parking offers an excellent opportunity to both first time buyers and families and sits upon a quiet cul-de-sac overlooking The Green. Well placed for all amenities and particularly convenient for the City centre, A19 and Coast, the property is well looked after by the current owners and has accommodation including reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Features of note include gas central heating, UPVC double glazing and gardens to the front and rear. Sure to be the subject of considerable interest, immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Spindle balustrade staircase with understairs storage cupboard with alarm control panel, double radiator, dado rail.

Lounge 13'7" x 11'11"



UPVC double glazed window to front, gas fire with marble hearth stone plinths with timber tops, coved cornicing to ceiling, single radiator, double folding doors to

Dining Room 8'9" x 9'10"



UPVC double glazed window to rear, single radiator. Georgian design glazed door to

Kitchen 7'9" x 8'9"



Base and eye level units with stone coloured working surfaces incorporating 1 1/w sink unit with pedestal mixer tap, space for fridge freezer, plumbing for washer, space for electric cooker, tiled splashbacks, UPVC double glazed window and door to rear providing access out into the rear enclosed garden.

First Floor Landing

Access point to loft, single radiator.

Bedroom 1 (front) 9'4" x 10'3"



Into fitted wardrobes, one of which houses the Baxi DuoTech combination boiler serving hot water and radiators, UPVC double glazed window and single radiator.

Bedroom 2 (rear) 10'3" x 10'2"



UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 7'9" x 9'7"



Maximum width incorporating bulk head with cupboard over stairs, UPVC double glazed window and single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



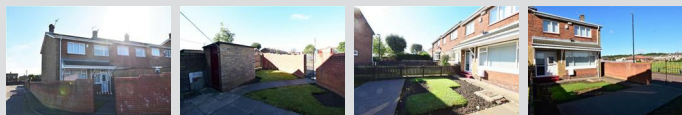
Pedestal washbasin, timber panel bath with overhead electric shower - coloured suite with wall tiles, UPVC double glazed window, single radiator.

Separate WC



UPVC double glazed window.

Outside



Lawned gardens to the front with a drive access via double wrought iron gates providing off street parking. Enclosed gardens to the rear with lawns and a large brick store together with pedestrian gate providing access out into the main street.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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.

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Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

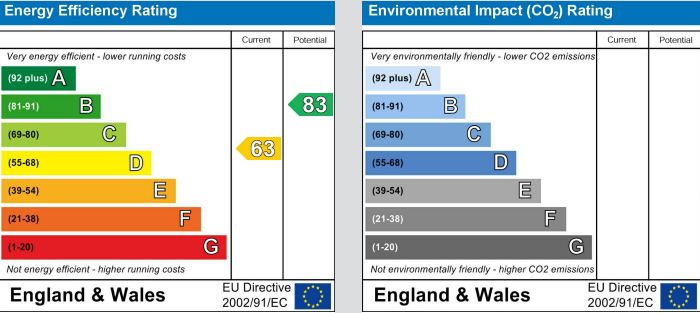
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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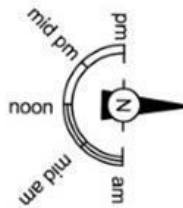
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Ground Floor
Approximate Floor Area
(38.59 sq.m)



First Floor
Approximate Floor Area
(38.59 sq.m)



9 Kingsclere Square