









A superb two bedroom end terrace offering an exciting opportunity to first time buyers who wish to live within this highly fashionable residential suburb. Well presented throughout, the property internally features an entrance lobby, lounge through to dining room with French doors into conservatory and a modern kitchen. To the first floor there are two double sized bedrooms and a contemporary shower room/WC. Externally there is a paved garden to the front and attractive paved garden to the rear with established borders. The property enjoys a central situation within easy reach of the city centre, the coast and A19, this wonderful home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

### Entrance Lobby



Column radiator, solid oak staircase to first floor and door to lounge.

### Lounge/Dining Room 8'9" x 19'1"



Double glazed bay window to front, radiator and media wall with built in electric fire. Open plan into dining room.

### Dining Area



UPVC double glazed French patio doors to conservatory, column radiator and door to kitchen.

### Conservatory 8'1" x 10'0"



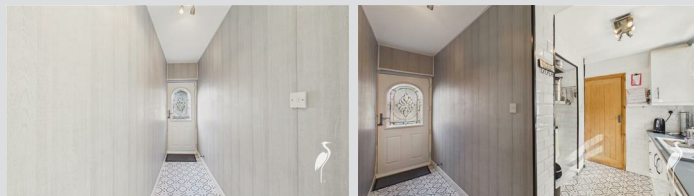
Double glazed windows and UPVC door to rear.

### Kitchen 3'8" x 14'8"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space for oven, low level fridge and freezer double glazed window to rear. Open into hall.

### Hall



Composite door to front.

### First Floor Landing



### Bedroom 1 11'6" x 9'8"



Double glazed bay window to front, radiator and built in mirrored fronted sliding door wardrobes. Door leading to loft space.

### Bedroom 2 8'11" x 9'2"



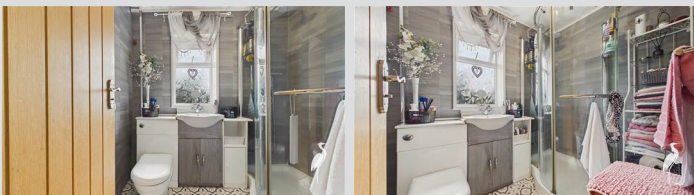
Double glazed window to rear and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Rainfall shower cubicle and vanity unit comprising low level wc and hand wash basin. Chrome heated towel rail and double glazed window to rear.

## Loft Space

Fully boarded with double glazed window.

## Outside



Delightful paved garden to the rear with planted borders, three sheds and an outhouse.

## Outhouse



Convenient outhouse providing space for washing machine and tumble dryer. Double glazed windows and UPVC door to rear.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

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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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at [peterheron.co.uk](http://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

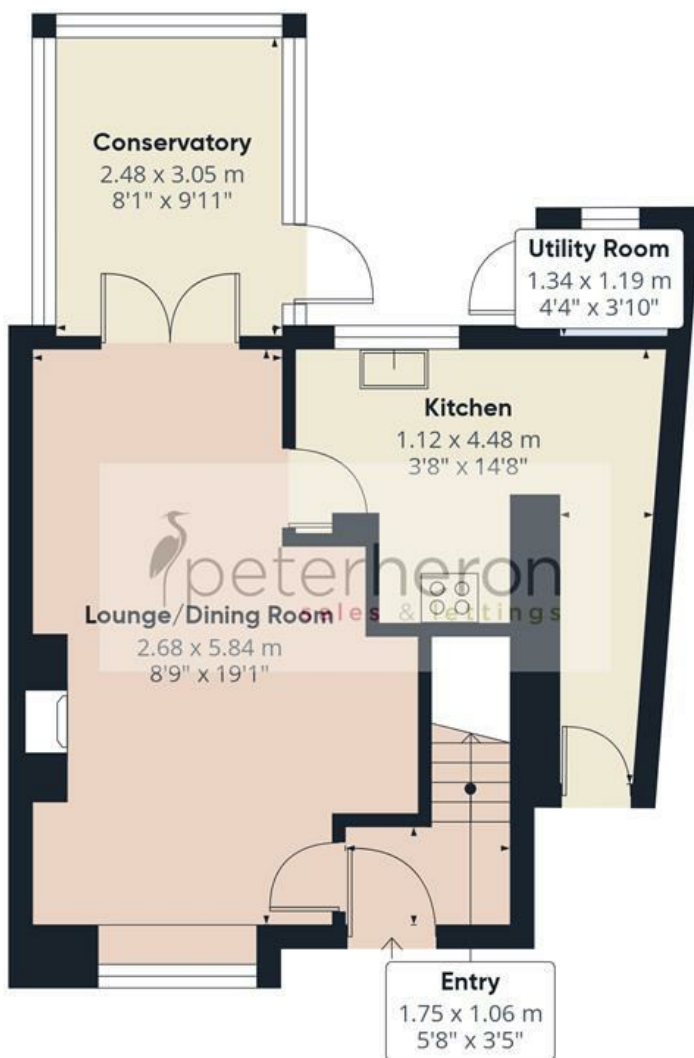
| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            |                                                                                   |
| (81-91) B                                   |                            |                                                                                   |
| (69-80) C                                   |                            |                                                                                   |
| (55-68) D                                   |                            |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                   |
| (92 plus) A                                         |                            |                                                                                   |
| (81-91) B                                           |                            |                                                                                   |
| (69-80) C                                           |                            |                                                                                   |
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| (21-38) F                                           |                            |                                                                                   |
| (1-20) G                                            |                            |                                                                                   |
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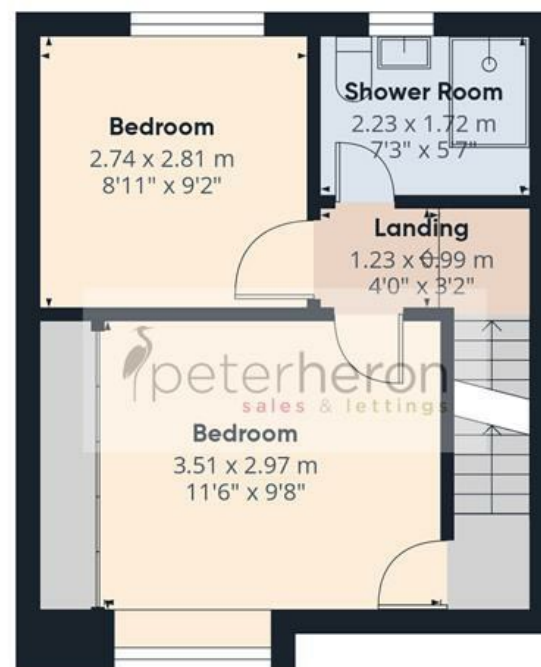


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Ground Floor



First Floor



Second Floor

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

97.6 m<sup>2</sup>

1052 ft<sup>2</sup>

Reduced headroom

17.5 m<sup>2</sup>

188 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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