









This popular four person two bedroom semi detached home with enclosed gardens to the rear, offers an excellent opportunity for first time buyers and investor landlords alike. Internal accommodation comprises lounge, dining room, kitchen, two double size bedrooms and a bathroom together with addition gardens to the front. Benefiting from some double glazing and gas central heating, the property occupies a convenient situation, within easy reach of the A19, City Centre and Coast. No upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Lounge 12'0" x 17'5"



Double glazed bay window to front, double radiator and stairs to first floor with storage under. Open plan into dining room.

Dining Room 7'10" x 8'8"



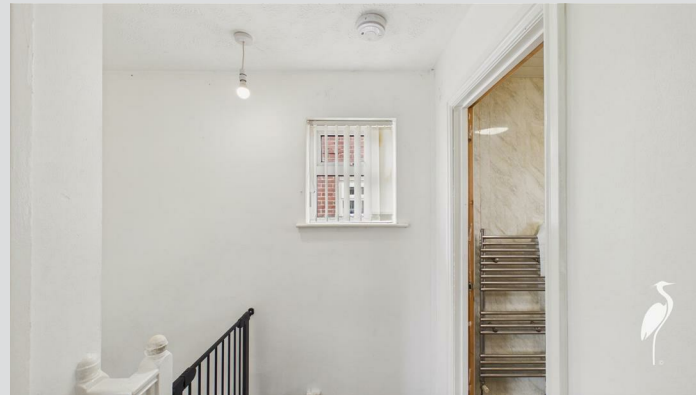
UPVC double glazed French patio doors to garden and double radiator. Door to kitchen.

Kitchen 9'3" x 8'0"



Wall and base units with work surfaces over incorporating sink and drainer unit. Integrated appliances include an oven, hob and extractor hood. Double glazed window to the rear, radiator and tiled splashbacks.

First Floor Landing



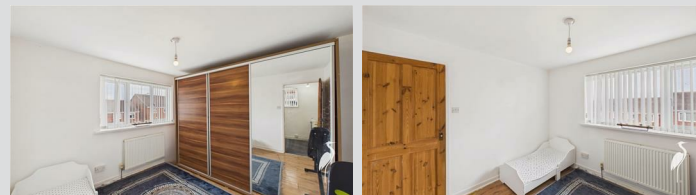
Double glazed window and access point to loft.

Bedroom 1 9'11" x 13'11"



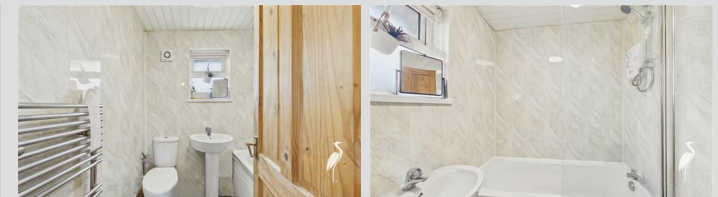
Double glazed window to front, radiator and storage cupboard.

Bedroom 2 10'2" x 10'2"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower, over, chrome heated towel rail and double glazed window.

Outside

Gardens to the front and rear.

Council Tax Band

The Council Tax Band is 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 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

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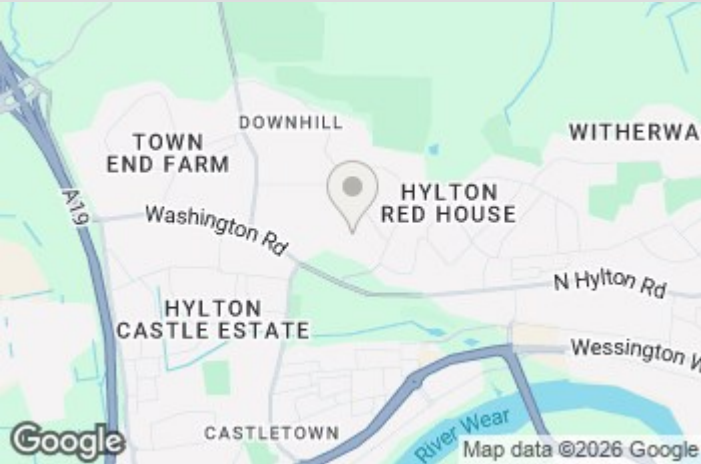
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MAIN ROOMS AND DIMENSIONS

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 Peter Heron Ltd.

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

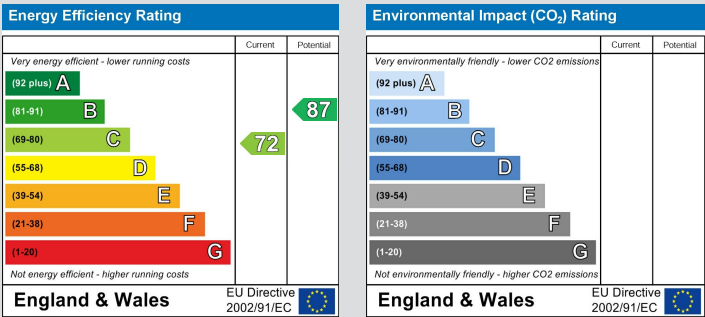
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

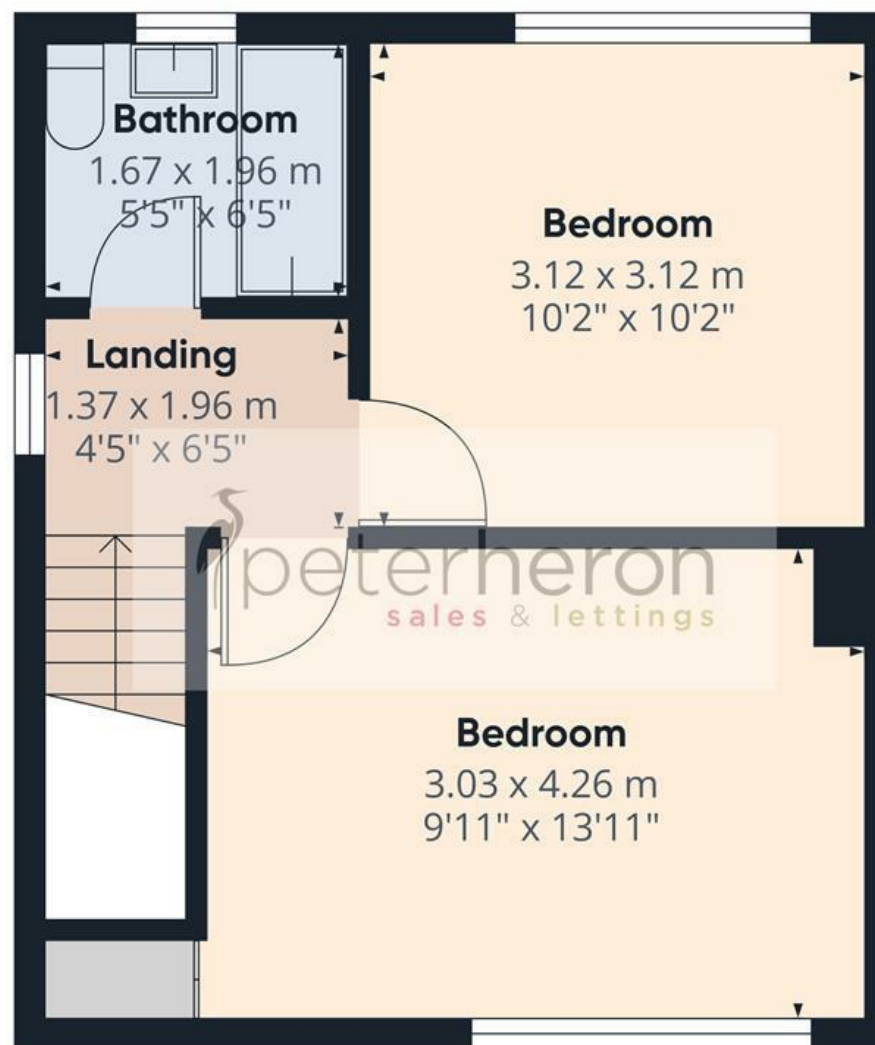


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Ground Floor



First Floor

Approximate total area⁽¹⁾

61.5 m²

661 ft²

(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.

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