







 **peter heron**  
sales & lettings



This beautifully presented, larger style Pre-War three bedroom bay window semi detached home with an extension at ground floor level, offers an excellent opportunity to those space hungry families who wish to live in this highly desirable, convenient situation close to all the wonderful amenities Fulwell has to offer.

Decorated to a good standard throughout, the property internally features accommodation comprising reception hall with ground floor WC, lounge, open plan dining room and breakfasting kitchen, three first floor bedrooms and a bathroom whilst externally there is a block paved drive leading to attached garage and generous lawned gardens to the rear with a raised timber decked seating area which can be accessed directly from the dining room.

Benefiting from gas central heating and UPVC double glazing, the property should prove to be extremely popular for those who wish to live a convenient situation close to excellent schools but within easy walking distance of the Coast and its award winning Blue Flag beaches. Internal inspection unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall



Staircase to first floor and wood effect laminate flooring.

### Ground Floor WC



Low level WC and washbasin, tiled flooring.

### Lounge 11'5" plus bay x 11'8"



Double glazed bay window to front, double radiator, electric fireplace with feature surround and hearth.

### Dining Room 13'9" x 10'5" into recess



Two column radiators, French door leading out rear gardens, opening through to

### Breakfasting Kitchen 17'5" x 8'4"



Contemporary base and eye level units with working surfaces over incorporating sink and drainer unit and breakfast bar, integrated hob with extractor fan, integrated double oven, integrated washing machine, integrated dishwasher, fridge freezer, tiled flooring, double glazed window to rear and French doors to rear gardens.

### First Floor Landing

Double glazed window and access to loft.

### Bedroom 1 12'4" plus bay x 11'3" into recess



Double glazed bay window to front and single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'2" x 11'3"



Double glazed window to rear and single radiator.

## Bedroom 3 8'8" x 6'5"



Double glazed window and single radiator.

## Family Bathroom



Low level WC, washbasin, panel bath and separate shower cubicle with overhead shower - white suite, part tiled walls, heated towel rail, tiled flooring and double glazed window.

## Outside



Block paved driveway to the front leading to attached GARAGE and generous lawned gardens to the rear with a raised timber decked seating area which can be accessed directly from the dining room.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is

Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13 May 1935 and the Ground rent is £5.25 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 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.

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.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

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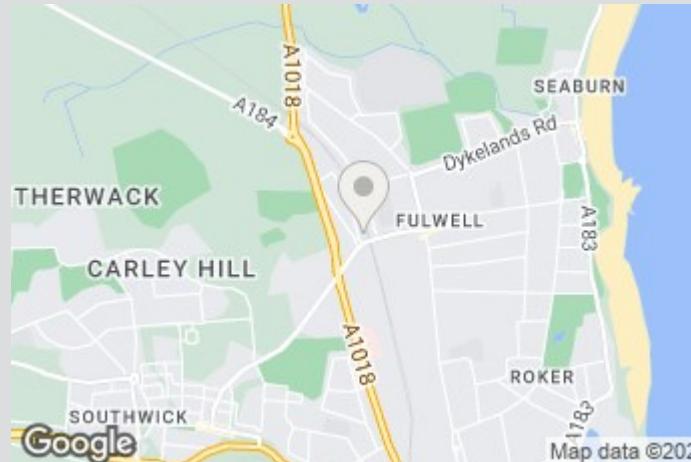
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# MAIN ROOMS AND DIMENSIONS

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 Peter Heron Ltd.



## Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 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.

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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

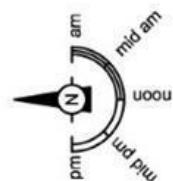
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Ground Floor  
Approximate Floor Area  
(52.25 sq.m)



First Floor  
Approximate Floor Area  
(44.86 sq.m)