















For Sale by Modern Method of Auction; Starting Bid Price £120,000 plus reservation Fee.

This impressive semi detached bungalow occupies an attractive corner plot on this pleasant cul-de-sac within this highly sought after area of East Herrington. Internally the well presented accommodation includes an entrance hall, spacious lounge/diner, double bedroom, modern kitchen, sun room and wet room. There is a fixed staircase the lounge/diner leading up to a fantastic loft space with skylight windows and radiators boasting a washroom/WC. The property features gas central heating to radiators, double glazing, driveway, garage/worktop/utility and landscaped gardens to the front and rear. This popular location is close to local amenities and provides excellent links to major road connections. Viewing highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed entrance door to hall.

## Entrance Hall

Built in cupboard and doors connecting off to lounge/diner and garage.

## Lounge/Diner 21'9" into alcoves & inc staircase area x 13'9"



Two double glazed bow windows to front, two radiators, fixed staircase to loft space and door to inner hall.

## Inner Hall

Doors to kitchen, bedroom and wet room.

## Kitchen 9'10" x 7'10"



Modern wall and base units with working surfaces over incorporating sink and drainer unit, tiled walls, radiators and double glazed window looking to utility. Access to conservatory.

## Sun Room 21'3" x 7'10"



Double glazed windows overlooking the garden, double glazed French door leading out into gardens and two radiators.

## Bedroom 11'1" x 10'9" not inc wardrobes



Fitted sliding door wardrobes and radiator. Double glazed door into conservatory.

## Wet Room



Low level WC with concealed cistern and drawers, vanity washbasin with drawers under, shower area, anti slip flooring, UPVC lined walls, extractor fan, radiator and double glazed window.

## Loft Space



An excellent versatile space benefiting from two chrome ladder style radiators, three skylight windows, useful built in storage into eaves. Door to washroom/WC.

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# MAIN ROOMS AND DIMENSIONS

## Washroom/WC



Low level WC, washbasin with storage cupboard under, radiator, double glazed window and built in cupboard housing the boiler.

## Outside



Neatly presented garden to the front with driveway providing off street parking leading to attached garage. Low maintenance landscaped rear gardens.

## Garage

Access via roller shutter door. Opens out into utility/store and also an opening into workshop.

## Utility/Store



This useful space has fitted units with work surfaces over incorporating sink and drainer unit, space for washing machine, double glazed door to rear garden and double window.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Freehold

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

## Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property

carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Important Notice

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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# 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 £210.00 by Movewithus Ltd.



## Fawcett Street Viewings

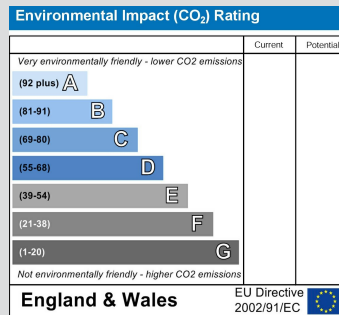
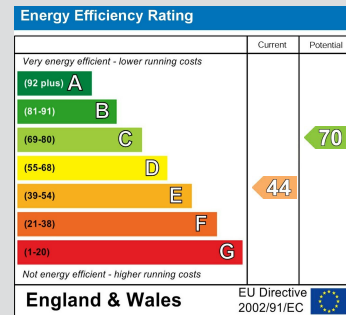
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

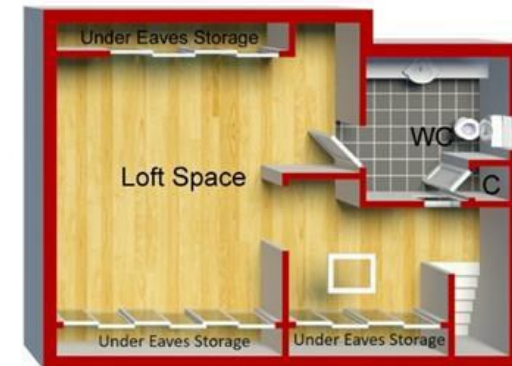
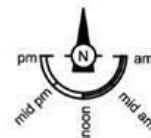


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Ground Floor  
Approximate Floor Area  
(86.22 sq.m)



Room In Roof  
Approximate Floor Area  
(24.53 sq.m)

2 Beaumaris Gardens