









An impressive four bedroom mid terrace home, situated on this sought-after private road in Ashbrooke, enjoying a delightful open aspect to the front. The beautifully appointed interior retains many appealing period features, including tall ceilings, grand fireplaces, deep skirting boards, delft racks and coving. Internally the accommodation is accessed via an entrance vestibule that leads through to a superb reception hall with staircase to the first floor and a cloakroom/wc. There are two generous receptions rooms, both with feature fireplaces and there is a 20ft kitchen / diner with French doors to the rear courtyard. On the first floor there are four bedrooms and a modern family bathroom/wc. The property benefits from double glazed windows and gas central heating to radiators. Externally there is a well-maintained town garden to the front whilst to the rear is an attractive courtyard with decking and a block-paved area with roller shutter door, providing off street parking if required. There is also an additional garden area to the front, located across the private road, included in the sale. This convenient location is ideally placed for access to local amenities, shops and schools as well as providing excellent transport links to surrounding areas. We highly advise arranging a detailed inspection in order to appreciate the spacious accommodation, wonderful setting and character features of this delightful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Vestibule

Part glazed door with stain/lead glass detailing, leading through to hallway.

Reception Hall



An impressive hallway with a staircase to the first floor with understairs storage cupboard, radiator, delft rack and door leading to cloakroom, lounge, dining room and kitchen/diner.

Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, feature radiator, tiled floor and part tiled walls.

Lounge 17'8" x 14'1" into alcove



Double glazed bay window to front with panelling, radiator, period fireplace with living flame effect gas fire and coving to ceiling.

Dining Room 16'0" maximum x 12'7" into alcove



Double glazed window to rear, radiator, stripped and varnished floorboards, coving to ceiling, attractive period fireplace with living flame effect gas fire.

Kitchen/Diner 20'1" x 11'3"



Fitted with an excellent range of wall and base units with work surfaces over incorporating a double sink unit, integrated appliances include and electric AEG oven, an AEG combination microwave oven, gas hob with extractor over, and a dishwasher. Fridge freezer, washing machine, and a tumble dryer. Tall feature radiator, two double glazed windows to side, double glazed French doors, tiled floor, electric underfloor heating.

First Floor Landing



Bedroom 1 14'7" x 11'1" into alcove



Double glazed window to front with delightful open views, radiator, picture rail, coving and exposed floorboards.

Bedroom 2 14'5" x 12'5" max into alcove



Double glazed window to rear, radiator, exposed floorboards and a delightful decorative period fireplace.

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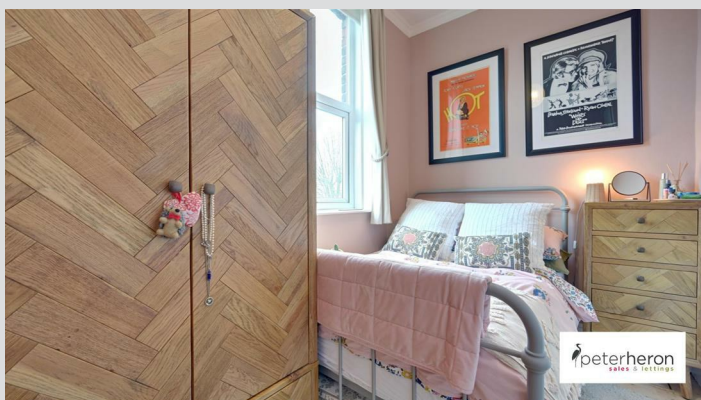
MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'9" x 7'4"



Double glazed window to front providing delightful open views, radiator, exposed floorboards and a delft rack.

Bedroom 4 11'5" x 6'11"



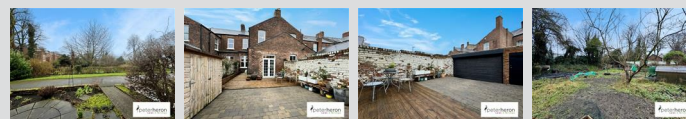
Double glazed window to rear, radiator and exposed floorboards.

Bathroom



An impressive modern bathroom comprising of a low level WC, washbasin set into vanity unit and a panel bath with mains shower over, heated towel rail, radiator, tiled walls and floor, double glazed window.

Outside



An attractive town garden to the front, whilst to the rear there is a delightful courtyard area with block paving and a decked area, also benefiting from a roller shutter door providing vehicular access. Also included in the sale of the property is a garden which is located across the footpath to the front providing an excellent additional garden area.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

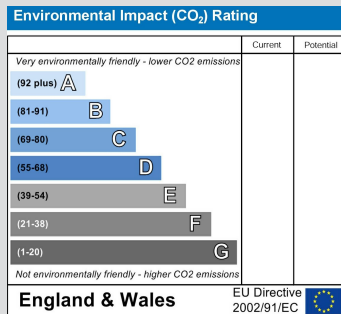
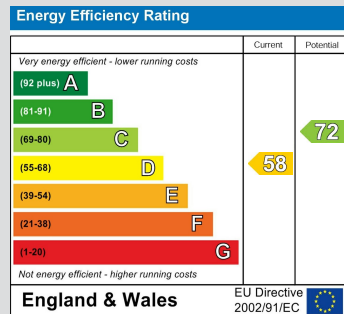
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Ground Floor
Approximate Floor Area
(77.14 sq.m)



First Floor
Approximate Floor Area
(65.59 sq.m)

