













A superbly presented two bedroom end link house, occupying a delightful position within the popular Cherry Tree Park development. Internally the immaculate accommodation includes an entrance lobby, an attractive lounge, inner lobby with a cloakroom/wc and an impressive modern kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a driveway to the front providing off street parking and a low maintenance, landscaped garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to lobby.

## Entrance Lobby

Door to lounge.

## Lounge 11'11" x 9'10" not including staircase area



Double glazed window to front, radiator, staircase to first floor and door to inner lobby.

## Inner Lobby

Built in cupboard, and the lobby open through into kitchen.

## Cloakroom/WC



Low level WC and pedestal washbasin, radiator and double glazed window.

## Kitchen 12'10" x 7'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, space for fridge freezer and washing machine, central double glazed French door to rear with double glazed windows to both sides.

## First Floor Landing

Built in cupboard, radiator and loft access hatch.

## Bedroom 1 12'10" maximum into recess x 9'4"



Double glazed window to front, radiator and built in cupboard.

## Bedroom 2 12'11" x 7'3"



Double glazed window to rear and radiator.

## Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, tiled walls around bath, radiator and double glazed window.

## Outside



To the front of the property there is a driveway providing off street parking, whilst to the rear there is a delightful low maintenance landscaped paved garden.

## Council Tax Band

The Council Tax Band is Band B.

## 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

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# MAIN ROOMS AND DIMENSIONS

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 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.

## Fawcett Street Viewings

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

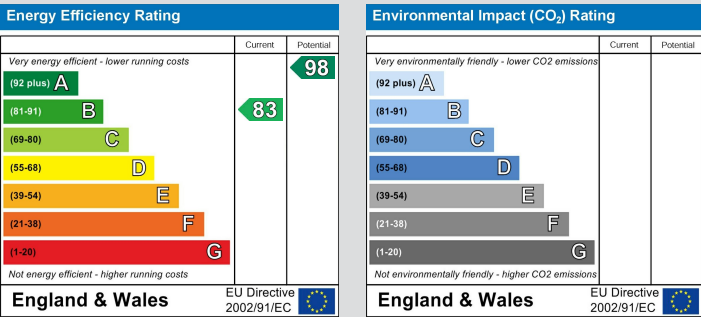
## Opening Times

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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