









This two bedroom semi-detached house is situated in this ever popular part of Silksworth, and is available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, a lounge through dining room that opens into a delightful conservatory and there is a fitted kitchen / diner. To the first floor there are two well-proportioned bedrooms and a wet room/wc. Externally there is a useful outhouse area and there are attractive, low maintenance gardens to the front and rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Inner door to hallway.

## Hallway



Stairs to first floor with storage under.

## Lounge 12'9" x 8'4"



Double glazed bay window to front, radiator and electric fire. Open plan into dining room.

## Dining Room 10'2" x 9'10"



Radiator. Opening through to conservatory.

## Conservatory 8'0" x 6'0"



Radiator, double glazed windows and UPVC door to rear.

## Kitchen 8'11" x 7'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for oven and washing machine. Double glazed window to rear. Serving hatch to dining room. Door and window to outhouse.

## Outhouse 8'11" x 5'7"



UPVC door to rear.

## First Floor Landing

Double glazed window.

## Bedroom 1 14'2" x 11'0"



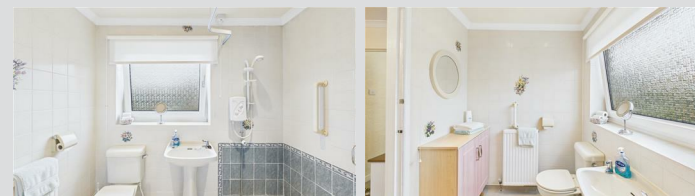
Double glazed tilt and turn window to front, radiator and built in storage.

## Bedroom 2 10'11" x 9'10"



Double glazed tilt and turn window to rear, radiator and built in wardrobes.

## Wet Room



Low level WC, washbasin and shower, radiator and double glazed tilt and turn window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Gardens front and rear.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## Solar Panels

We have been advised by our clients the solar panels are leased. The lease is a 25 year lease and the start year is 2013.

## 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 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

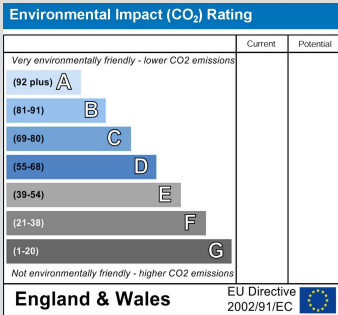
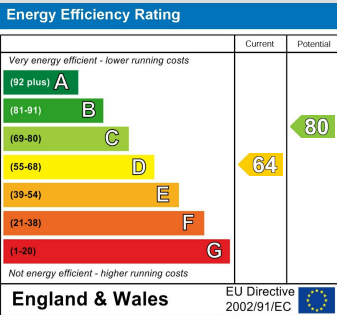
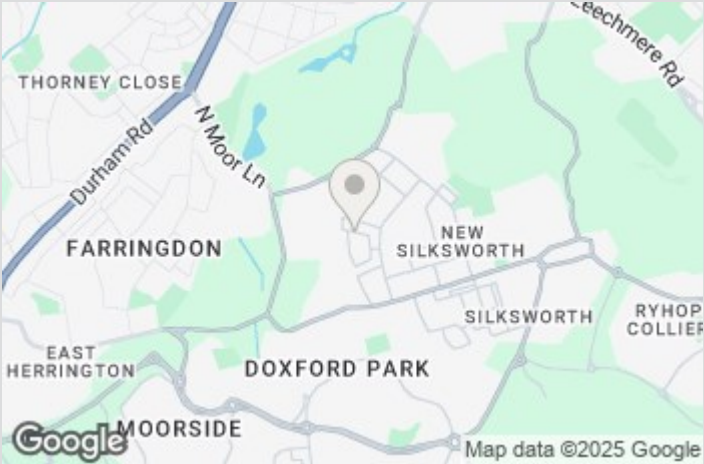
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

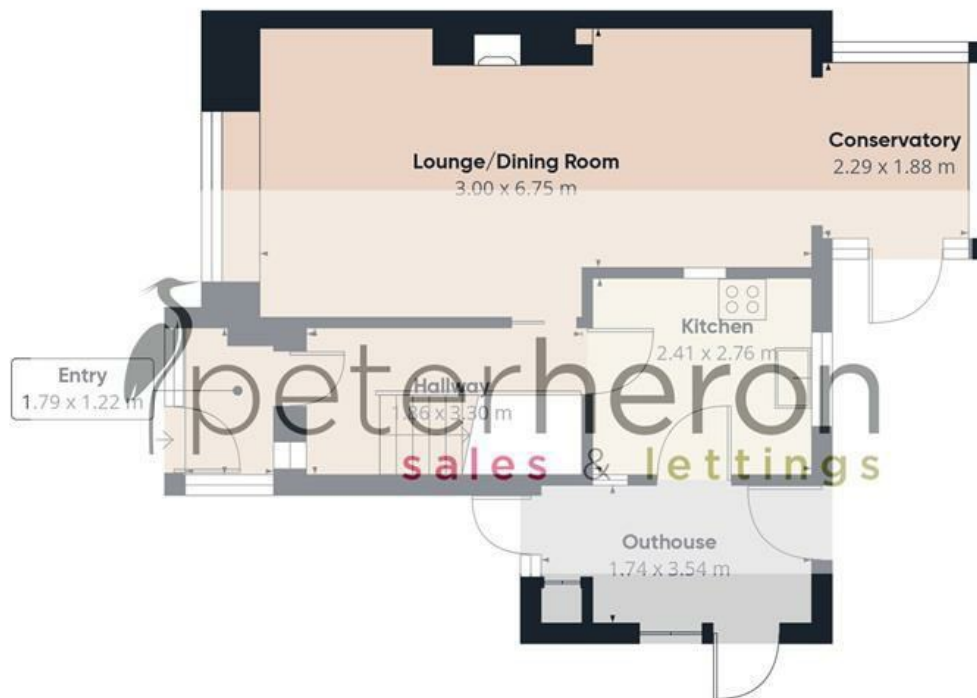
## Ombudsman

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



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**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

81.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**