









This two bedroom semi-detached house, occupies a fabulous, generous corner plot within 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 to the front, a kitchen / diner to the rear and there is a useful downstairs wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is driveway providing off street parking and extensive gardens to the front, side and rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

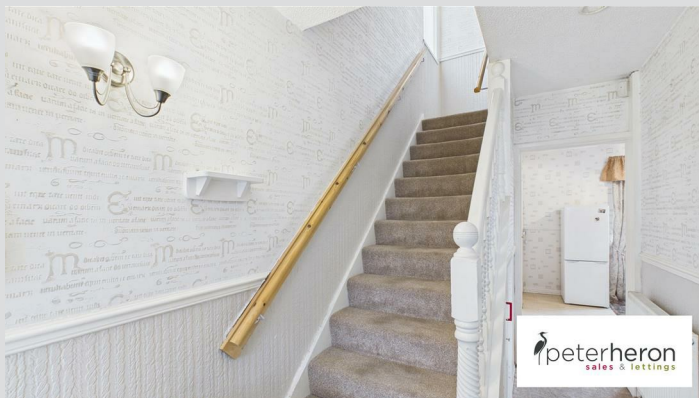
Ground Floor

Access via double glazed entrance door to the porch.

Porch

Double glazed windows and a Composite door connecting through to the hall.

Hallway



Radiator, staircase leading to the first floor with under stairs storage cupboard.

Lounge 11'11" x 11'8" into alcove



Double glazed bow window to the front and a radiator.

Kitchen/Diner 13'4" x 9'7"

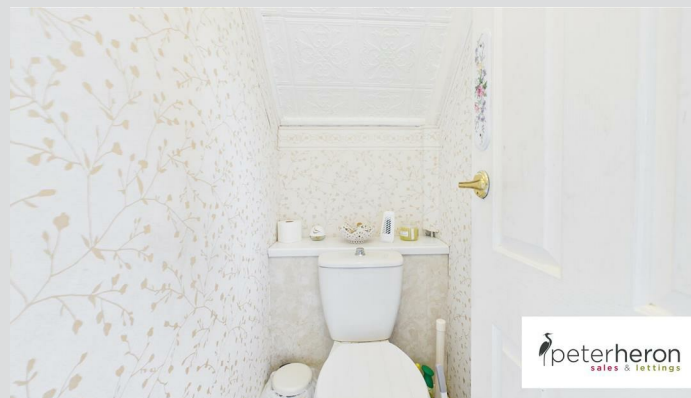


Fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and a hob, space has been provided for the inclusion of a fridge freezer, there is a radiator, pantry and a door to the lobby.

Lobby

Door to the downstairs WC, double glazed cupboard store area.

WC



Fitted WC.

First Floor Landing

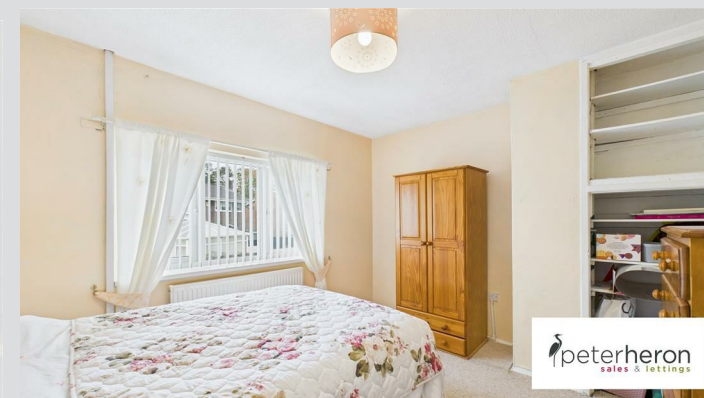
Double glazed window to the side loft access hatch and doors leading off to the two bedrooms and bathroom.

Bedroom 1 14'10" not inc recess x 11'5"



Double glazed bow window to the front, further double glazed window to the front, radiator and a built in cupboard.

Bedroom 2 11'10" x 10'8"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Three piece suite with low level WC, pedestal wash hand basin and panel bath with shower attachment, chrome ladder style radiator and a double glazed window.

Outside



The property occupies a generous corner plot with a gravelled area to the front along with a driveway with gated access providing off street parking, to the side there is a lawned area with mature shrubs and to the rear there is a mainly paved garden with planted borders, there is also a wash house and store, along with a cupboard store area that has a door connecting into the lobby of the house and doors to the front and rear.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

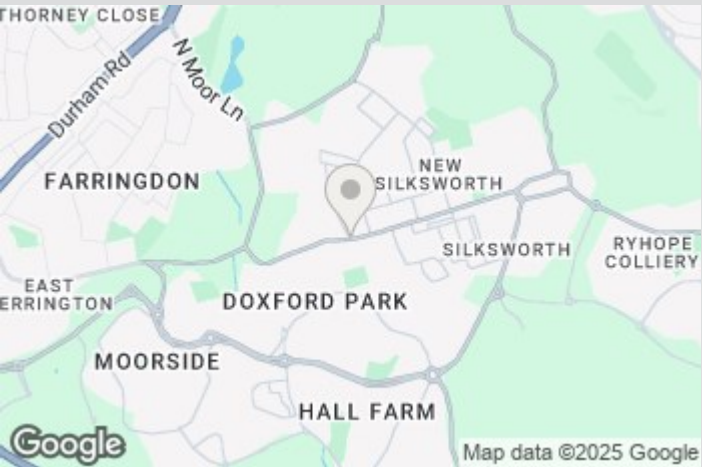
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Approximate total area⁽¹⁾
79.2 m²



(1) Excluding balconies and terraces

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

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