









A delightful semi-detached home with a wonderful garden, occupying a superb cul-de-sac position, just off Queen Alexandra Road. The property is in need of general updating and modernisation, providing a fabulous opportunity for a new owner to put their own stamp on the accommodation. Internally the accommodation on the ground floor currently comprises of an entrance porch, hall with staircase to the first floor, two well-proportioned reception rooms both overlooking the rear garden, a kitchen and the third bedroom. To the first floor there are two generous bedrooms, bathroom and separate wc. Externally there is a driveway providing off street parking, a single garage and there are superb, mature gardens to the front and rear. Benefits of the property include gas central heating to radiators and double glazed windows. This location is ideal for access to local amenities, shopping facilities and schools as well as providing excellent road connections to surrounding areas. Available with no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window and inner door to hall.

Hall

Radiator, delft rack and staircase to first floor.

Lounge 12'11" x 14'5" into bay



Double glazed bay window to rear overlooking the garden, radiator and fireplace.

Dining Room 12'11" into alcove x 11'10"



Double glazed window to rear overlooking the garden, radiator and freplace.

Kitchen 11'3" x 8'11"



Basic kitchen with fitted sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed door to side and double glazed window to side.

Bedroom 3/Reception Room 8'11" x 8'1"



Double glazed window to front and radiator.

First Floor Landing



Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 17'1" x 13'0"



Double glazed window to front, radiator and walk in cupboard with skylight window. Please note the walk in cupboard has restricted head height due to sloping ceiling.

Bedroom 2 12'4" x 9'4" extending to 11'5"



Double glazed window to rear, radiator and wall mounted boiler.

Bathroom



Pedestal washbasin and panel bath, radiator and double glazed window.

Separate WC



Fitted WC, radiator and double glazed window.

Outside



Attractive garden to the front with a driveway providing off street parking and access to the garage, useful side access gate and to the rear there is a delightful generous garden laid mainly to lawn with established planting.

Tenure FH

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

Council Tax Band

The Council Tax is Band C.

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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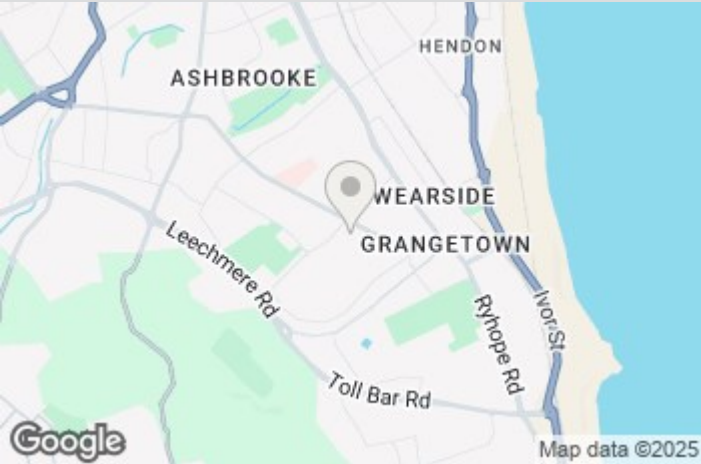
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MAIN ROOMS AND DIMENSIONS

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 £300.00 by Movewithus Ltd.



Viewings Fst

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

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		

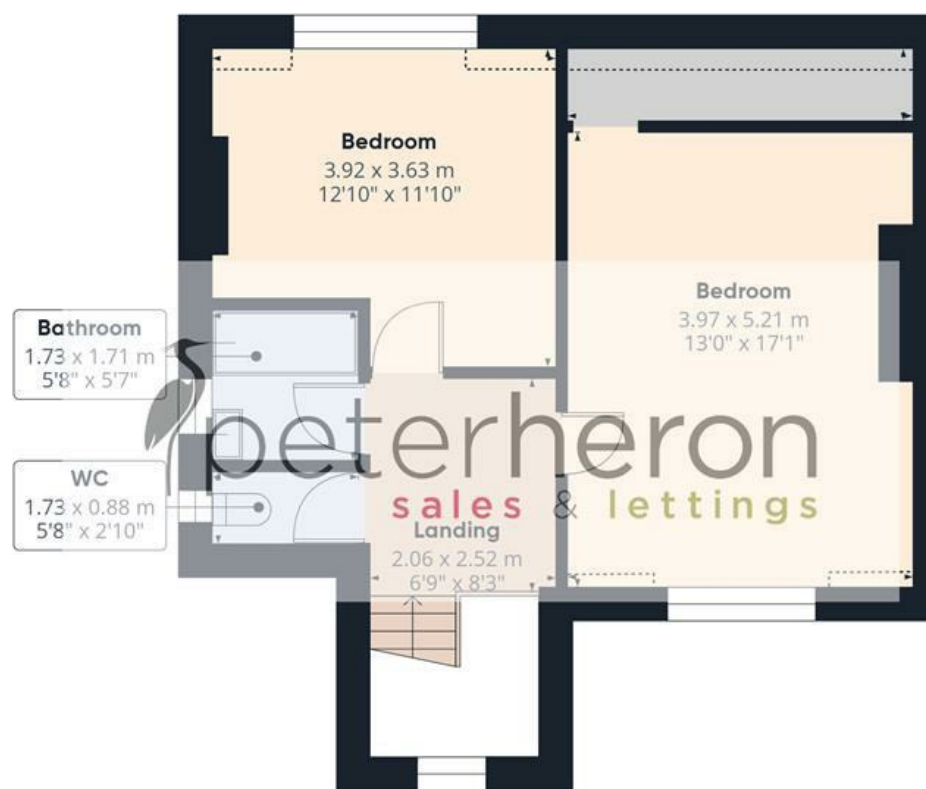
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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Ground Floor



First Floor

Approximate total area⁽¹⁾

101.3 m²

1091 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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