









This attractive three bedroom semi-detached house occupies a superb position within this highly regarded area, available with immediate vacant possession and no upper chain involved. Internally the accommodation is accessed via an entrance porch, connecting through to an impressive hall with a cloakroom/wc and a staircase to the first floor. There is a lounge that opens through to a generous dining room, a modern fitted kitchen and a useful laundry area. On the first floor there are three bedrooms and an upgraded, contemporary shower room/wc. Externally there is a garden to the front with a driveway, an attached garage with remote control roller shutter access door, a covered courtyard and a wonderful, mature garden to the rear, laid mainly to lawn with established planting. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed double doors.

## Entrance Porch

Double glazed windows and inner Composite door to hall.

## Reception Hall



Staircase to first floor with understairs storage cupboard and radiator.

## Cloakroom/WC



Low level WC and washbasin, double glazed window.

## Lounge 14'11" x 14'9"



Double glazed window to front, radiator and the room opens through to dining room.

## Dining Room 14'9" x 10'10"



Small extension to the rear with double glazed door to rear garden and double glazed window overlooking the garden. Radiator in main dining room with sliding door into kitchen.

## Breakfasting Kitchen 8'10" x 11'2"



Modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven, hob and dishwasher, double glazed window to rear, tiled floor and radiator.

## Laundry Room 10'0" x 11'1"

Fitted sink and drainer unit, wall mounted boiler, double glazed window to rear, double wooden door to rear garden and door to garage. Door to covered courtyard area.

## First Floor Landing

Double glazed window to side and loft access hatch.

## Bedroom 1 10'11" x 13'5"



Two double glazed windows to front, radiator and built in wardrobe.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 8'10" x 13'3"



Double glazed window to rear, radiator and built in wardrobe.

## Bedroom 3 8'9" x 9'0"



Double glazed window to front and radiator.

## Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, tiled walls, ladder style radiator and two double glazed windows.

## Outside



To the front of the property there is a lawned garden with driveway providing off street parking and access to garage with remote control roller shutter access door and double glazed window. There is useful covered courtyard area with a door to the front of the property. To the rear there is a delightful mature garden with a lawn and established borders, plants and shrubs.

### Council Tax Band

The Council Tax Band is Band C.

### 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:-

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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.

### 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](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

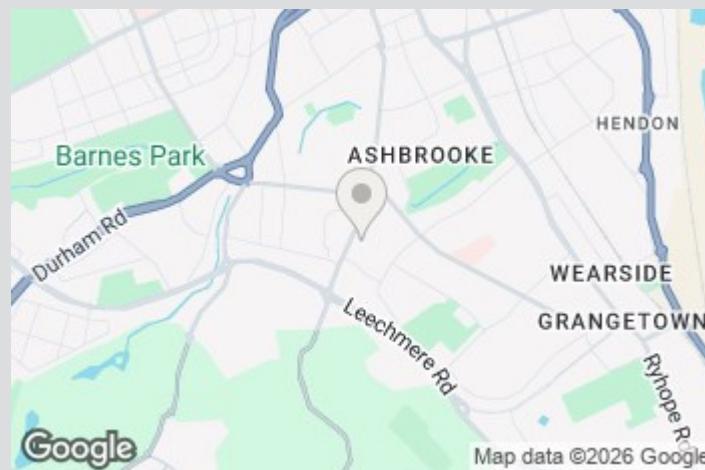
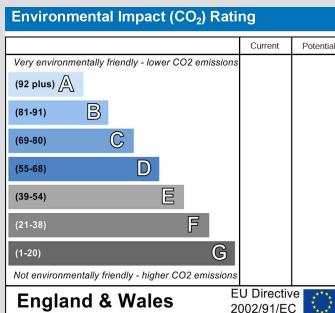
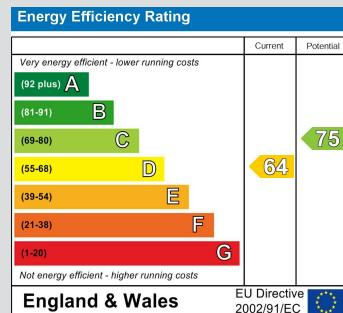
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# MAIN ROOMS AND DIMENSIONS

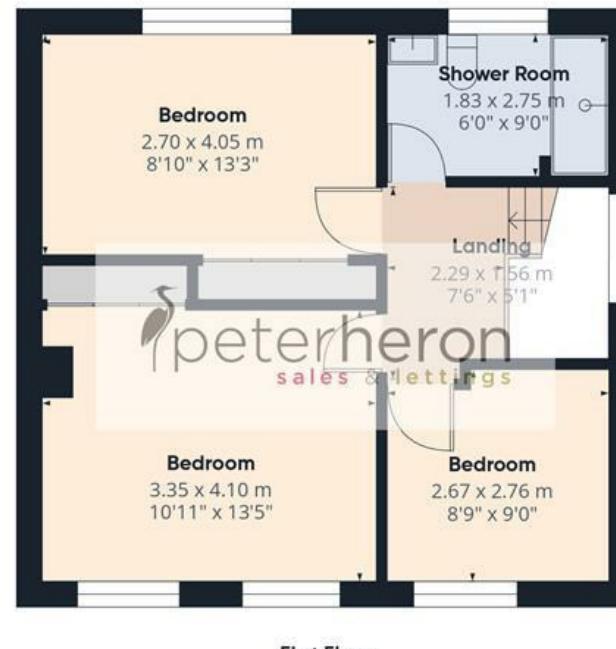
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Approximate total area<sup>(1)</sup>

127.4 m<sup>2</sup>

1372 ft<sup>2</sup>

(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.