



- End Terrace House
- 2 Double Bedrooms
- Family Bathroom
- Downstairs WC
- Kitchen/Diner
- Allocated Parking
- Excellent Amenities Nearby
- Ideal First Time Buy/Investment

Heron Gate, DN16 3UT,
£127,500





Starkey&Brown are delighted to offer for sale this ideal first time buyer home/investment opportunity in the popular Lakeside area. The accommodation briefly comprises of 2 double bedrooms and a bathroom to the first floor, whilst downstairs boasts a lounge, kitchen and WC. Outside the property has a lawned garden to the rear and allocated parking spaces to the side. A great opportunity for landlords with a current tenant in situ paying a monthly rent of £725, for more information please contact Starkey&Brown. The property sits in a fantastic location with an excellent range of amenities, schools and transport links nearby. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Porch

Having uPVC double glazed front door, radiator and laminate flooring.

Living Room

16' 0max " x 11' 9" (4.87m x 3.58m)

With a front uPVC double glazed window, radiator, laminate flooring and staircase rising to the first floor.



Downstairs WC

3' 1" x 4' 0" (0.94m x 1.22m)

Having low level flush WC, wash hand basin, radiator and laminate flooring.

Kitchen/Diner

9' 4" x 11' 9" (2.84m x 3.58m)

Having uPVC double glazed door to rear aspect, uPVC double glazed window to the rear aspect, radiator, wall and base units with work surfaces over, extractor hood, sink and drainer, integrated electric oven and hob, combi boiler, tiled splash backs and laminate flooring.

First Floor Landing

Bedroom 1

10' 8max" x 11' 9" (3.25m x 3.58m)

Having uPVC double glazed window to the front aspect, radiator and cupboard.

Bedroom 2

9' 5" x 11' 9" (2.87m x 3.58m)

With uPVC double glazed window to the rear aspect and radiator.



Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

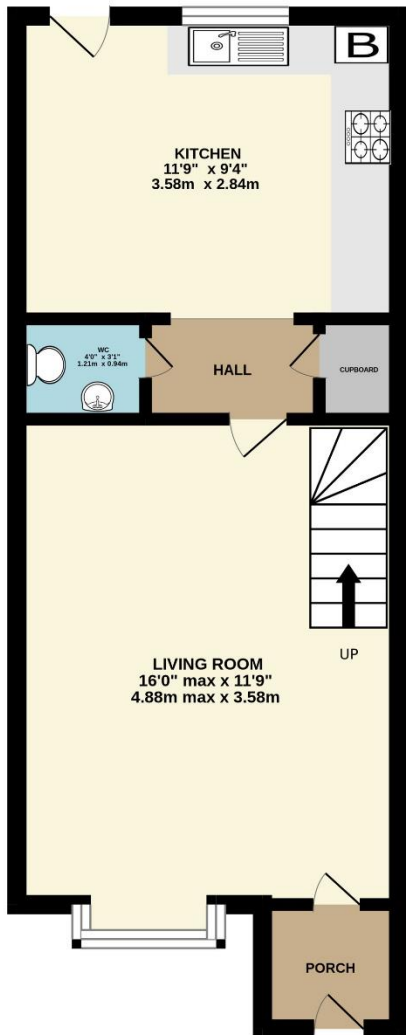
Having a panelled bath with mains shower over, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, radiator and uPVC double glazed window to the side aspect.

Outside

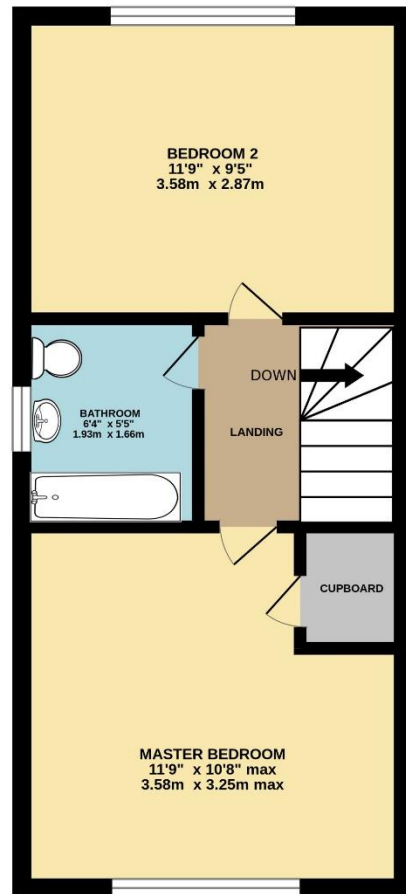
The rear garden is mainly laid to lawn with a paved patio area. The side of the property has two allocated parking spaces.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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