









A superb double fronted two bedroom, two reception room mid terrace cottage, providing an impressive standard of accommodation within this sought after location. Internally the generously proportioned accommodation is all on one level and includes an entrance hall and two spacious reception rooms, one with an exposed brick feature fireplace and there is a glazed door to the rear courtyard. The kitchen is fitted with an excellent range of units, there are two double bedrooms and a fabulous, contemporary bathroom/wc with a walk in shower. Externally there is a courtyard to the rear with roller shutter access door. The property is ideally placed for the shops and cafes on Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

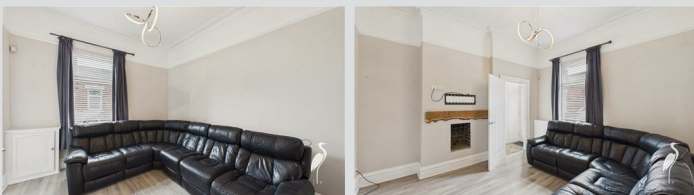
MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Lobby

Lounge 11'2" x 12'11"



Double glazed window to front, radiator and feature fireplace recess with oak mantel. Open plan into dining room.

Dining Room 11'7" x 12'7"



UPVC double glazed doors to rear, feature exposed brick Inglenook fireplace and radiator. Doors to kitchen and inner hall.

Kitchen 6'3" x 13'1"



Range of wall and base units with wood effect countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap, integrated double oven, gas hob and hood, washing machine and fridge freezer. Double glazed window and UPVC door to rear. Double radiator.

Bedroom 1 11'0" x 12'11"



Double glazed window to front and radiator.

Inner Hall

Storage cupboard.

Bedroom 2 11'8" x 10'5"



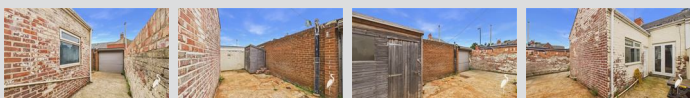
Double glazed window rear, built in mirrored fronted sliding door wardrobes and feature exposed brick Inglenook fireplace.

Bathroom



Tiled bath, walk in dual head waterfall shower, low level wc and washbasin set into vanity unit, chrome heated towel rail and double glazed window.

Outside



Spacious rear courtyard with roller shutter access providing off street parking.

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.

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

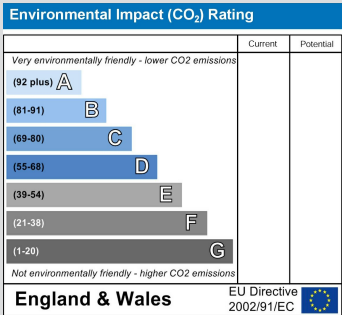
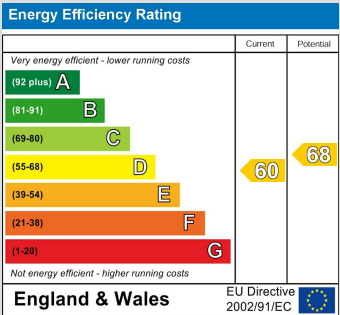
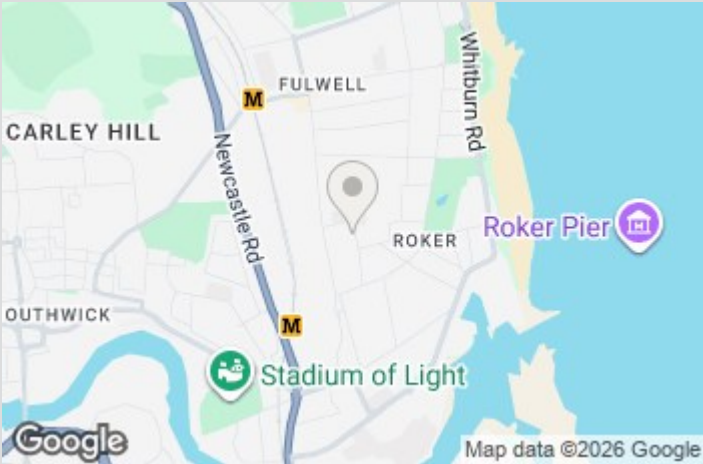
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

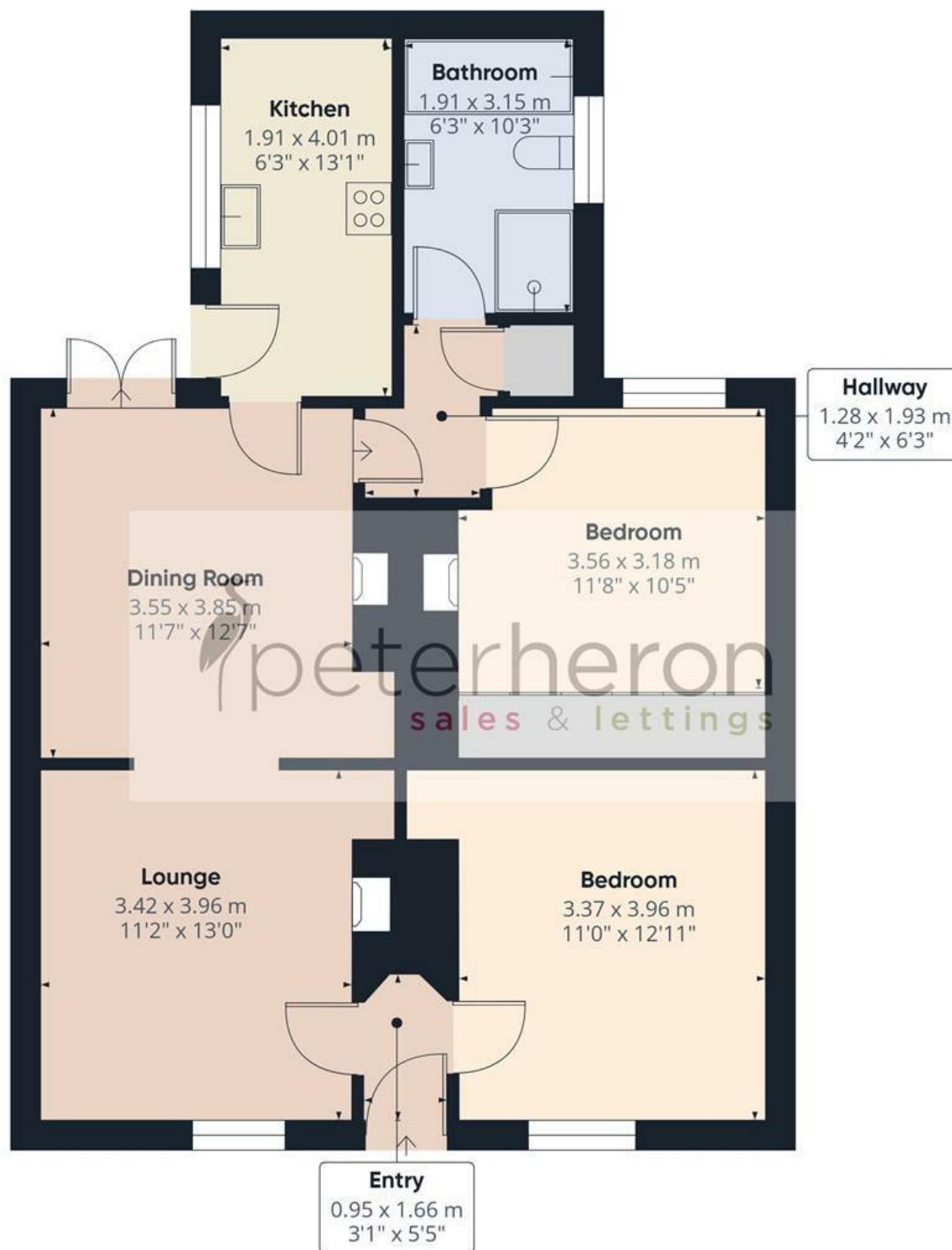
Ombudsman

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Approximate total area⁽¹⁾

73.9 m²

796 ft²

(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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