









This immaculately presented three bedroom semi-detached house, occupies a superb position within this attractive, modern development. Internally comprising of a hall with a staircase to the first floor and a cloakroom/wc, lounge to the front and to the rear, an impressive kitchen / diner, fitted with an excellent range of units and French doors leading out to the garden. On the first floor there is a principle bedroom with an en-suite shower room/wc, two further bedrooms and a modern family bathroom/wc. Externally there is a double width driveway to the front and a delightful lawned garden to the rear with a patio area. The ideal situation of the property provides easy access to local amenities as well as offering links to major road connections. We highly advise, early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door into

Reception Hall



Radiator, stairs to first floor with storage under and doors to

Lounge 14'9" x 8'5"



Double glazed window to front and a double radiator

Kitchen/Diner 11'7" x 15'7"



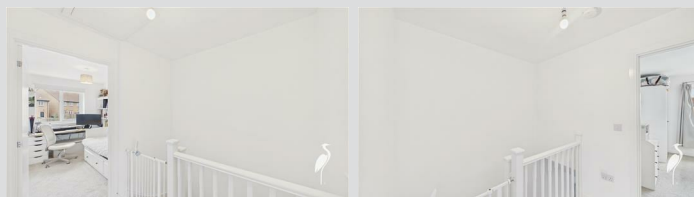
Range of modern wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with stainless steel mixer tap. Integrated oven, gas hob and hood, fridge freezer, washing machine and dishwasher. Two radiators. Double glazed window and UPVC French doors to rear.

Cloakroom/WC



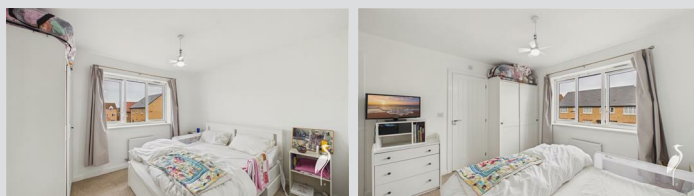
Vanity unit comprising low level wc and hand wash basin. Radiator.

First Floor



Landing with access point to loft and doors to

Bedroom 1 9'9" x 11'4"



Double glazed window to front elevation, radiator and storage cupboard. Door to en suite.

En Suite Showroom



Shower cubicle, low level wc and hand wash basin. Double glazed window and a radiator.

Bedroom 2 15'0" x 8'3"



Double glazed window to rear elevation and a radiator.

Bedroom 3 11'3" x 7'0"



Double glazed window to rear elevation and a radiator.

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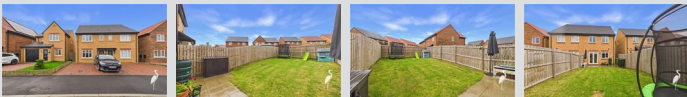
MAIN ROOMS AND DIMENSIONS

Family Bathroom



Bath, vanity unit comprising low level wc and hand wash basin. Radiator.

Outside



There is a block-paved, double width driveway to the front and to the rear a delightful garden, laid mainly to lawn with an attractive patio.

Council Tax Band

The Council Tax 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.

Communal Charges

We have been advised by our clients there are communal charges at a cost of £201.00 per annum.

Important Notice - Particulars

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

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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

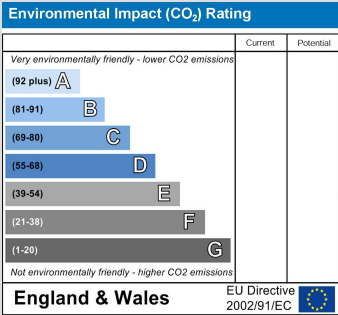
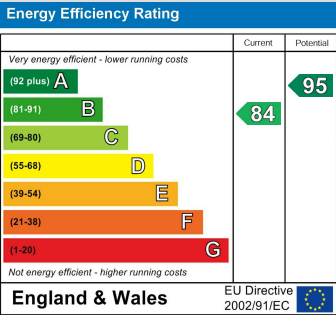
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

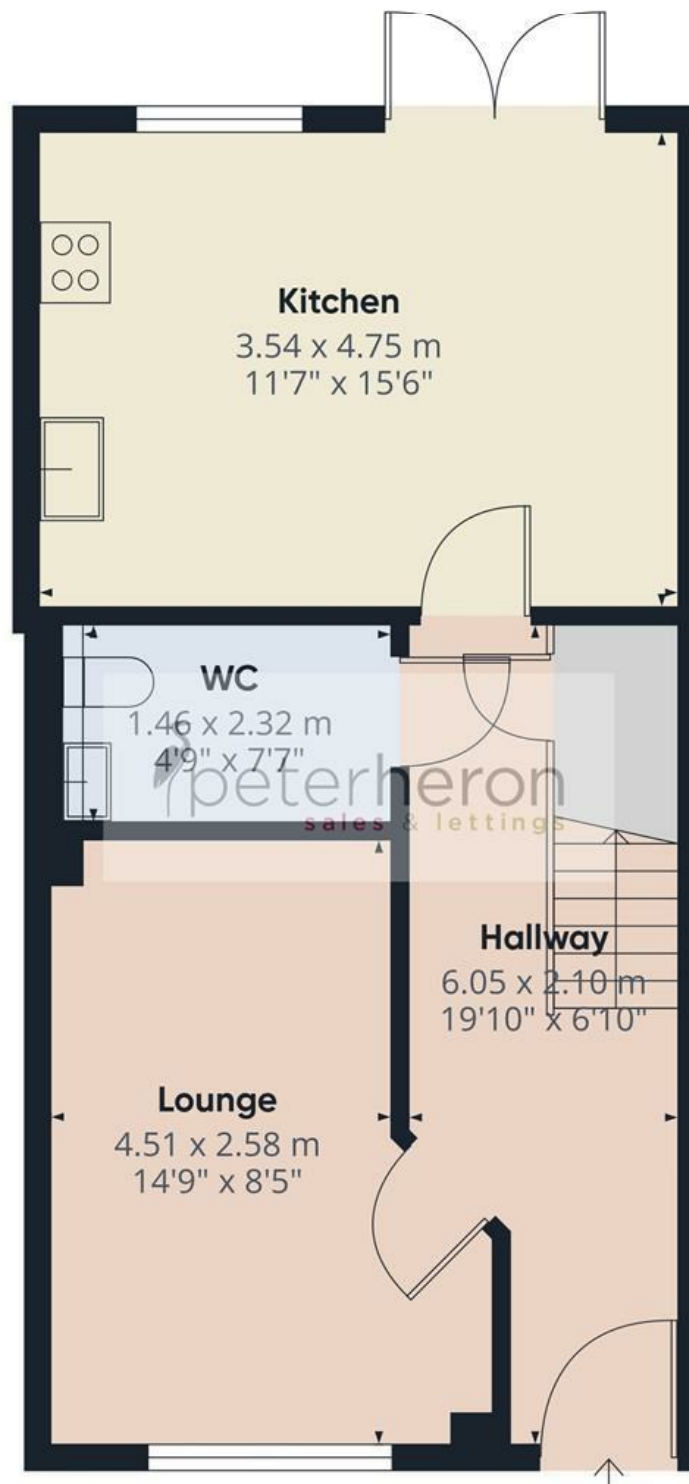
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor

Approximate total area⁽¹⁾

45.5 m²

490 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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