









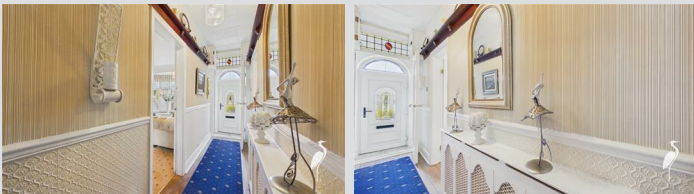
A popular style double fronted Pre-war semi detached bungalow occupying a highly sought after position in the well established suburb of High Barnes; this attractive home is available with no upward chain and is perfect for those requiring a property which is ready to move into. Internal accommodation comprises entrance lobby, reception hall, lounge, dining room, kitchen, conservatory, two bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. Externally there are well maintained mature gardens to the front and rear together with a drive providing off street parking. Perfectly positioned for an excellent range of amenities, this stunning home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



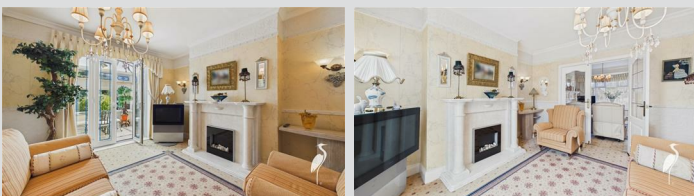
Radiator.

Lounge 13'5" x 11'11"



Double glazed window to front elevation, double radiator and feature fireplace. Timber/glazed double doors to living/dining room.

Living/Dining Room 13'5" x 12'0"



Electric fire and radiator. UPVC double glazed French patio doors to conservatory.

Conservatory 6'8" x 9'0"



Double glazed windows and UPVC French patio doors to rear.

Kitchen 8'6" x 12'7"



Range of wall and base units with Quartz countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood, low level fridge and freezer and a washing machine. 2x double glazed windows and UPVC door to rear.

Bedroom 1 10'1" x 10'6"



Double glazed bay window to front elevation, double radiator and built in wardrobes.

Bedroom 2 10'0" x 11'4"



Double glazed bay window to rear elevation and built in wardrobes.

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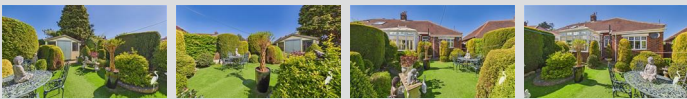
MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC and washbasin set into vanity unit, Jacuzzi bath, double radiator and double glazed window to rear elevation.

Outside



Garden to the front with driveway providing off street via wrought iron gates. Attractive rear garden with mature well established borders and planting, artificial lawn and shed.

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.

Rent Charge

We are advised by the Vendors there is an annual rent charge of £5.00. 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:- 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 the correctness of each of them. Independent property size verification is recommended.

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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

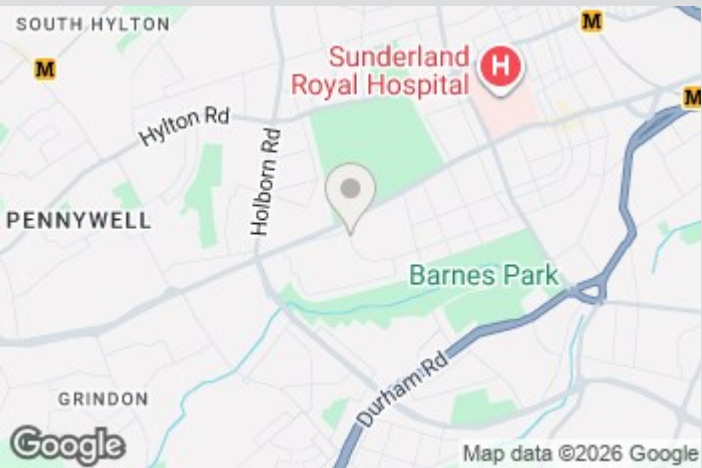
Opening Times

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

Ombudsman

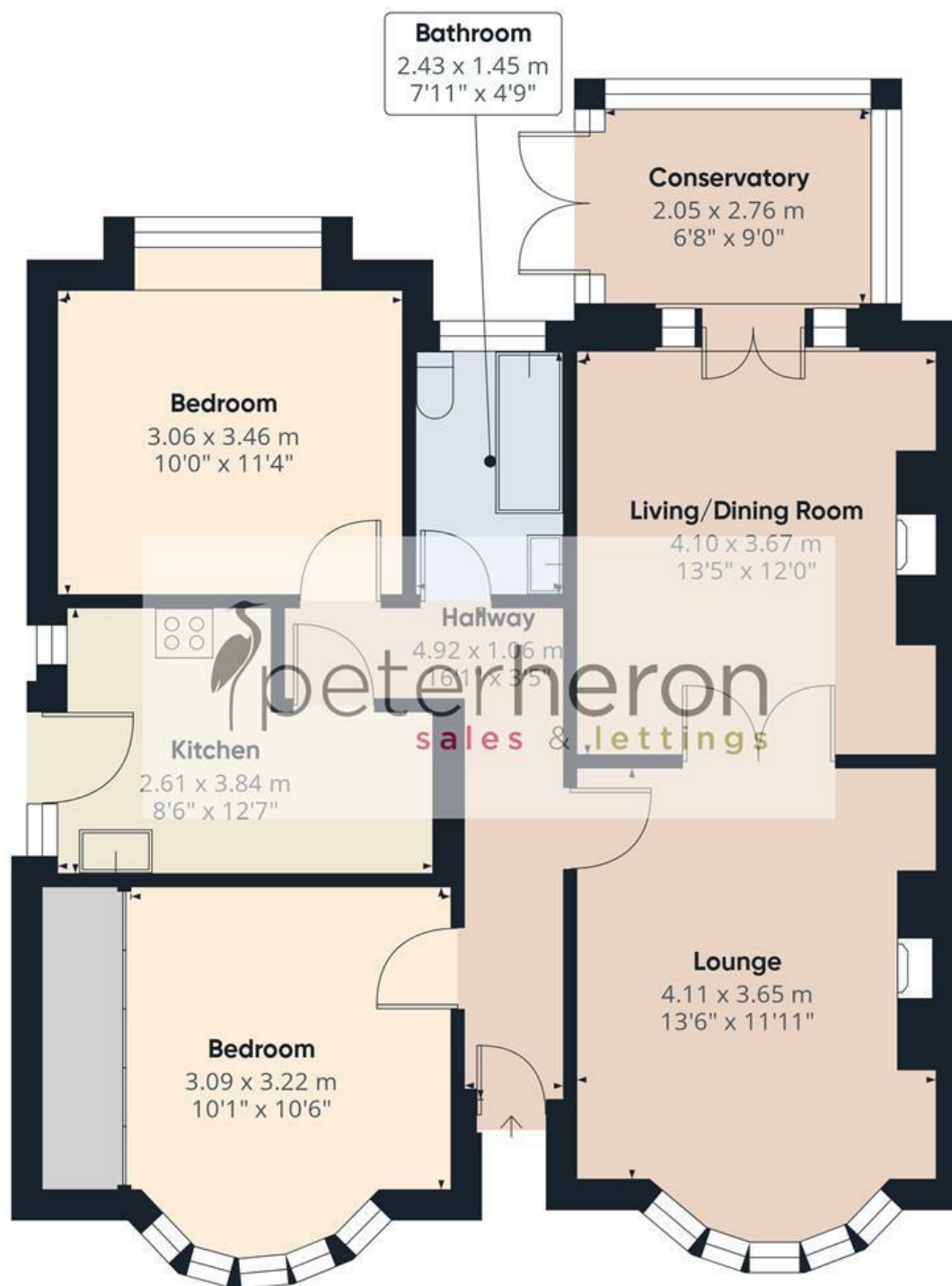
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		74	(55-68) D		
(39-54) E	57		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate total area⁽¹⁾

80 m²

861 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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