









A beautifully presented three bedroom end link house with a garage, situated within this ever popular residential area. Internally the immaculate accommodation on the ground floor includes an entrance porch, spacious lounge to the front and a fabulous kitchen/diner to the rear, three first floor bedrooms and a modern bathroom/wc. The property benefits from gas central heating to radiators, double glazing, a garage to the rear of the property and attractive gardens to the front, side and rear. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We recommend early viewing to avoid disappointment!!!

# MAIN ROOMS AND DIMENSIONS

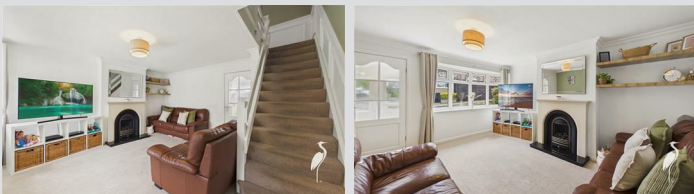
## Ground Floor

Access via UPVC double glazed entrance door.

## Entrance Porch

Double glazed windows to the front and side. Door to lounge.

## Lounge 14'3" x 14'8"



Stairs to the first floor, radiator, double glazed bay window to the front and modern feature gas fireplace. Door to kitchen.

## Kitchen/Diner 9'11" x 14'7"



Fitted with modern wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit. Integrated oven and gas hobs with extractor fan over, fridge freezer, washing machine and dishwasher. Part tiled walls, tiled floor double glazed windows to the rear, radiator and storage cupboard. Door to the rear garden.

## First Floor Landing



Access point to loft.

## Bedroom 1 13'8" x 7'4"



Double glazed windows to the front, radiator and fitted wardrobes.

## Bedroom 2 9'2" x 8'4"



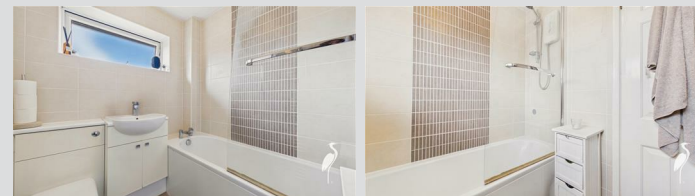
Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 3 10'11" x 5'11"



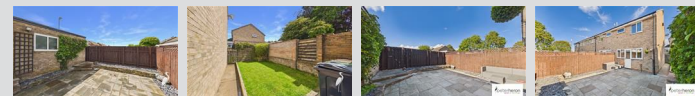
Double glazed window to the front, radiator and storage cupboard.

## Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and bath with overhead shower and glass screen, tiled walls and floor and double glazed frosted window.

## Outside



Attractive lawned garden to the front with side access gate to lawned garden to the side and paved patio garden to the rear with access to outhouse.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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# MAIN ROOMS AND DIMENSIONS

## Garage



### 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

There is a rent charge of £7.50 payable every 6 months to Simarc. 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

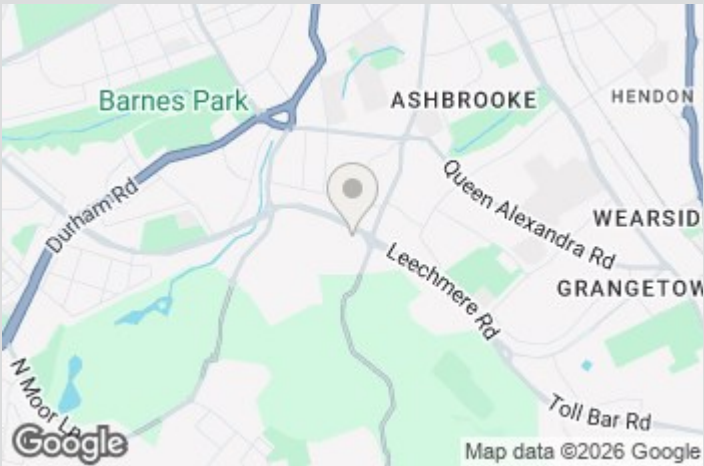
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 63                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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

67.3 m<sup>2</sup>

724 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.

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