













This larger style three bedroom semi-detached house provides spacious accommodation and is situated within this ever popular part of Silksworth, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes a hall, lounge, dining room and a kitchen to the ground floor whilst to the first floor there are three well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall

Single glazed window, radiator and staircase to first floor.

## Lounge 10'9" x 12'10" into alcoves



Single glazed bay window to front and radiator.

## Dining Room 12'11" x 10'11" into alcoves



Single glazed window to rear, radiator and access to kitchen.

## Kitchen 9'6" x 8'8"



Fitted wall and base units with work surface over incorporating sink and drainer unit, space for cooker and fridge freezer, single glazed window to rear and door to side.

## First Floor Landing

Single glazed window.

## Bedroom 1 14'2" x 9'9"



Single glazed window to front and radiator.

## Bedroom 2 9'7" x 11'0"



Single glazed window to rear, radiator and built in cupboard.

## Bedroom 3 8'10" x 8'8"



Single glazed window to front, radiator and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and panel bath with electric shower over, single glazed window and radiator.

## Outside



Gardens to the front and rear and to the side of the property two storage areas.

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

## Fawcett Street Viewings

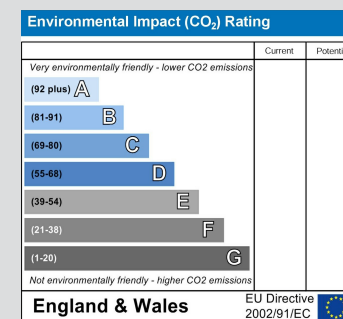
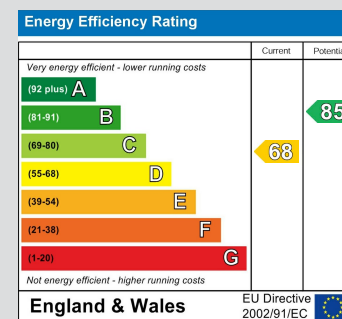
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

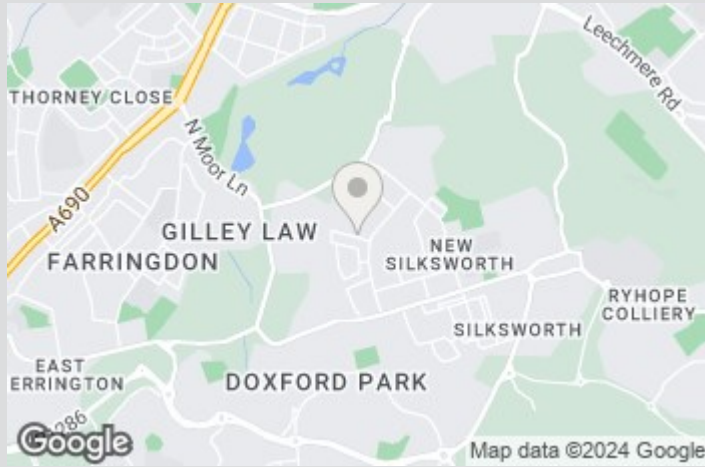
## Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(44.35 sq.m)



First Floor  
Approximate Floor Area  
(43.36 sq.m)

