









An attractive FREEHOLD three bedroom semi-detached house, occupying a delightful position on this pleasant cul-de-sac, within the highly regarded Northfield Green estate. Internally the well-presented accommodation includes an entrance porch, a spacious lounge and a kitchen diner with access through to a conservatory that overlooks the rear garden. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with a long driveway providing generous off street parking, an attached garage and a wonderful garden to the rear. This location is ideally placed for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

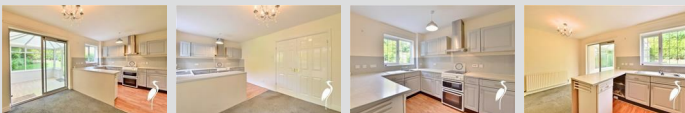
Storage cupboard, radiator and double glazed window to side. Inner door to lounge.

Lounge 15'8" x 8'7"



Double glazed window to front, radiator, feature electric fire and staircase to first floor. Double doors leading to kitchen.

Dining Kitchen 15'8" x 9'10"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window rear, radiator and double glazed sliding doors to conservatory.

Conservatory 7'10" x 9'6"



Double glazed windows and double glazed UPVC door to rear. Double radiator.

First Floor Landing



Double glazed window to side and access hatch to loft.

Bedroom 1 11'1" x 8'11"



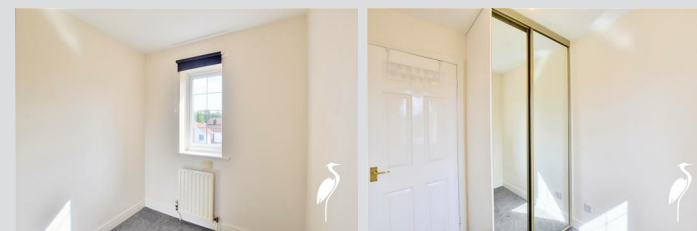
Double glazed window to front, radiator and built in mirror fronted sliding wardrobes.

Bedroom 2 9'4" x 8'4"



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3 7'7" x 6'7" maximum



Double glazed window to front, radiator and built in mirror fronted sliding wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a garden to the front with a long driveway providing generous off street parking, an attached garage and a wonderful garden to the rear.

Garage 16'4" x 9'10"

Access via up and over door, lighting and door to rear garden. Electric car charging point.

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.

Important Notice - Particulars

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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

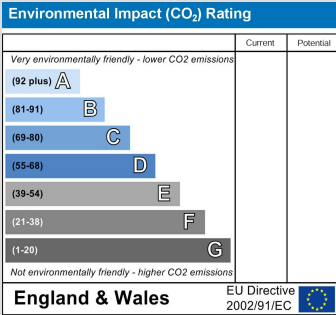
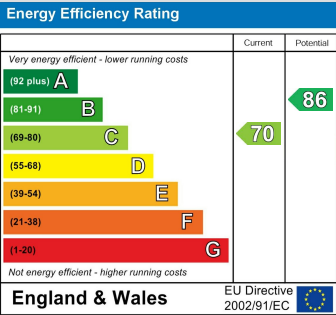
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



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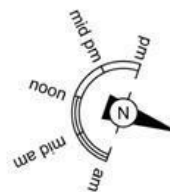
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Ground Floor
Approximate Floor Area
(40.70 sq.m)



First Floor
Approximate Floor Area
(31.00 sq.m)



12 Bordeaux Close