









A deceptively spacious three bedroom, two reception room mid terrace cottage with accommodation over two floors and a generous garden, situated within this popular area of Silksworth. Internally the accommodation on the ground floor includes an entrance lobby, generous lounge, dining room and a fitted kitchen and a bathroom/wc. To the first floor there are three generous bedrooms. Externally there is a courtyard and a lawned garden. Benefits of the property include gas central heating to radiators and double glazed windows. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door from the courtyard.

Entrance Lobby

Double doors leading through to dining room. Door to kitchen.

Lounge 16'9" into alcove x 12'3"



Double glazed French door leading out to patio area, radiator and feature fireplace with electric fire. Door to dining room.

Dining Room 14'3" x 14'10" max including staircase area



Double glazed window looking into courtyard, radiator, staircase to first floor and multi fuel burning stove.

Kitchen 12'8" x 7'7"



Wall and base units with work surfaces over incorporating 1

1/2 bowl sink and drainer unit, integrated appliances include and oven and hob, space for fridge freezer, washing machine and tumble dryer, double glazed window, radiator and wall mounted boiler. Door to bathroom.

Bathroom



Low level WC, washbasin and P shaped panel bath with electric shower over, tiled floor, part tiled walls, ladder style radiator and double glazed window.

First Floor Landing

Bedroom 1 9'8" into recess x 15'5"



Maximum including fitted mirror fronted sliding wardrobes, double glazed window overlooking the garden and radiator.

Bedroom 2 13'6" into alcove x 10'9"



Double glazed window and radiator.

Bedroom 3 12'3" x 6'2"



Double glazed window overlooking the garden and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard area and generous gardens laid mainly to lawn with a patio area.

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 - 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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

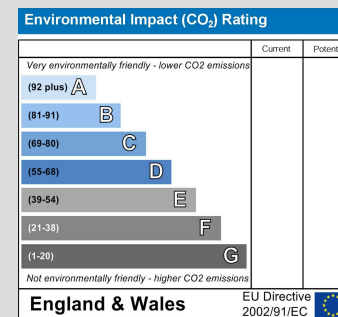
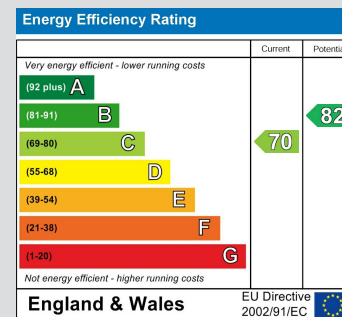
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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