









This beautifully presented semi-detached bungalow, occupies a superb corner plot within this ever popular area. The property has recently undergone a significant programme of updating and modernisation, providing an impressive standard of accommodation, all on one level. Internally the impressive accommodation includes a generous hall, an attractive lounge with a bay to the front and to the rear there is a fabulous kitchen / diner. The kitchen is fitted with an excellent range of modern units, a breakfast bar, a selection of integrated appliances and sliding patio style doors to the garden. There are two bedrooms and a contemporary bathroom/wc. Externally there are delightful gardens, laid mainly to lawn, a block-paved driveway and a detached garage. The property occupies a pleasant cul-de-sac position on Hillfield Gardens, off Silksworth Lane, ideally placed for access to local amenities, shopping facilities and transport connections. Available with immediate vacant possession and no upper chain involved, we highly advise arranging a viewing to appreciate the quality of accommodation that this outstanding bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall



Double radiator and access point to loft.

Lounge 11'9" x 14'9"



Double glazed bay window to front and double radiator.

Open Plan Kitchen/Diner 11'10" x 12'9"



Range of contemporary wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric

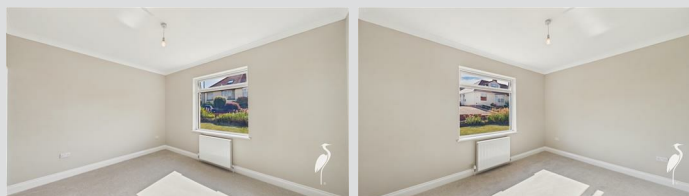
hob and hood and fridge freezer. Double radiator and double glazed window to rear.

Dining Area 6'8" x 12'11"



Wall and base units with countertop over, housing wall mounted boiler and providing space for washer/dryer. Double radiator and UPVC double glazed sliding patio door to rear.

Bedroom 1 12'9" x 11'1"



Double glazed window to front and double radiator.

Bedroom 2 8'0" x 8'11"



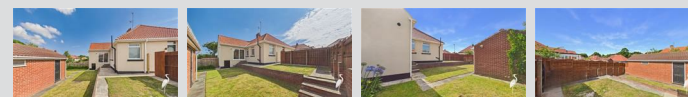
Double glazed window to rear and double radiator.

Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, double radiator and double glazed window to side.

Outside



Attractive front garden laid mainly to lawn with block paved driveway. Generous rear garden with lawned and paved areas, gate to access front and garage.

Garage 22'0" x 11'4"



Access via an electric roller shutter. Window and wooden door to garden.

Council Tax Band

The Council Tax Band is Band C.

MAIN ROOMS AND DIMENSIONS

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

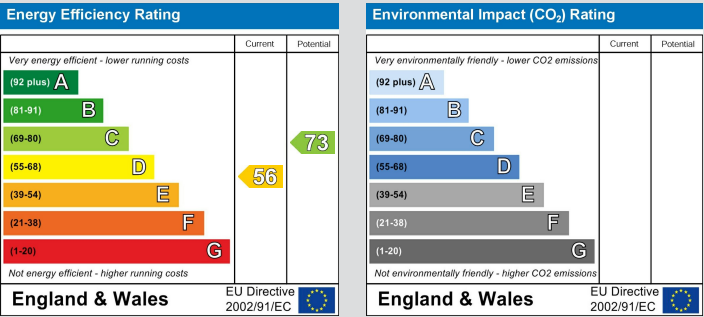
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

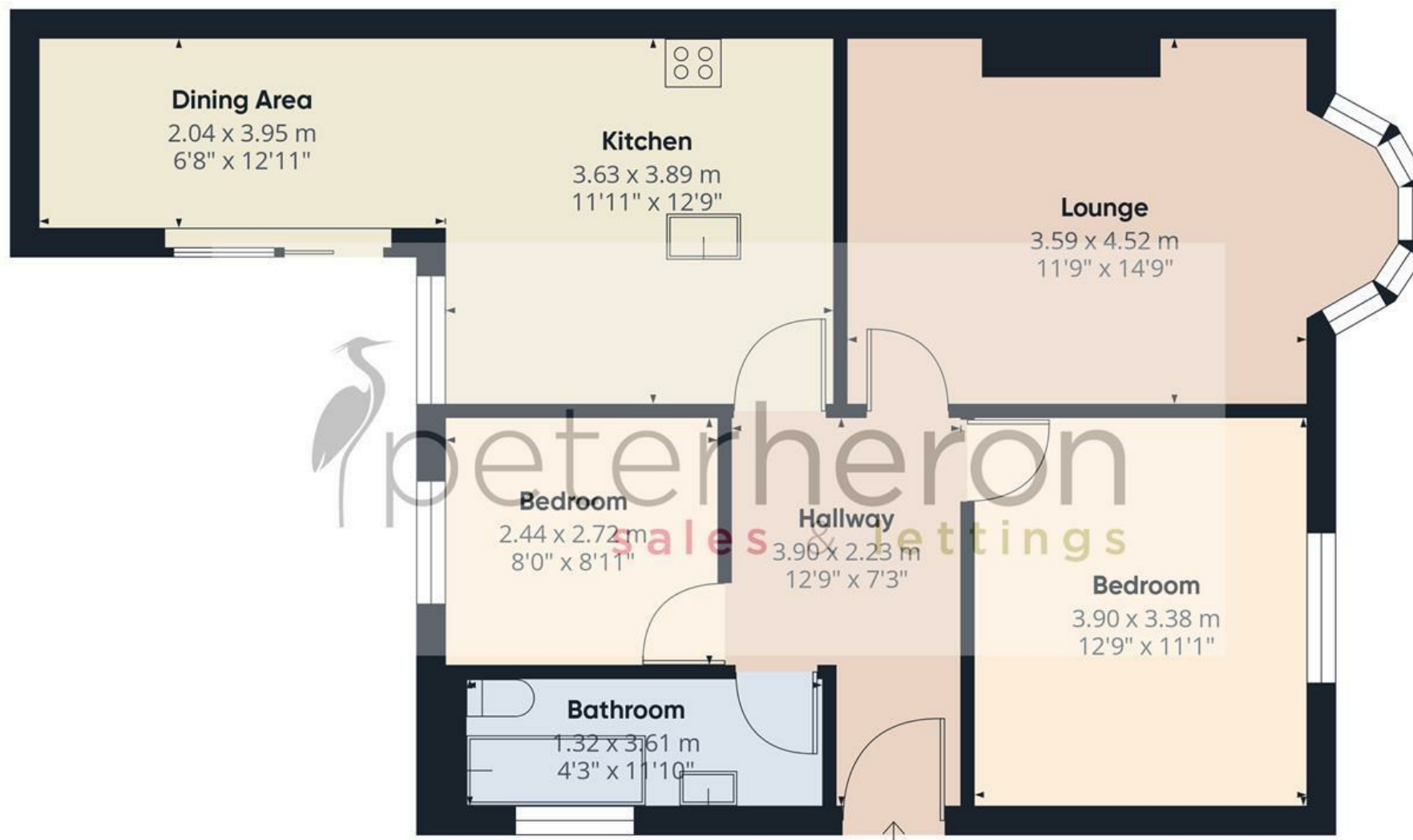
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Ground Floor

Approximate total area⁽¹⁾

72.9 m²

784 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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