

This beautifully presented and much improved three bedroom terrace home, has been significantly, yet sympathetically updated blending charming period features with impressive contemporary upgrades, situated on this pleasant tree lined private road. Internally there is an entrance vestibule, leading through to an impressive reception hall with an attractive tiled floor and superb staircase to the first floor. There are two generous reception rooms, both with decorative plasterwork, coving and ceiling roses. The stunning 19ft breakfasting kitchen is fitted with an excellent range of contemporary units, luxury worksurfaces, breakfast bar and French doors to the courtyard. From the kitchen there is access to a fabulous bathroom/wc with both a bath and shower cubicle. The bathroom also provides space for a washing machine and tumble dryer. On the first floor there is a spacious landing with built in storage cupboards and three bedrooms. Benefits of the property include double glazed windows, gas central heating to radiators, a delightful garden to the front, a courtyard to the rear with remote control roller shutter access door and there is additional parking adjacent to the front of the house. This convenient location is ideal for access to local amenities, shops and schools as well as providing excellent transport connections. We highly recommended viewing to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

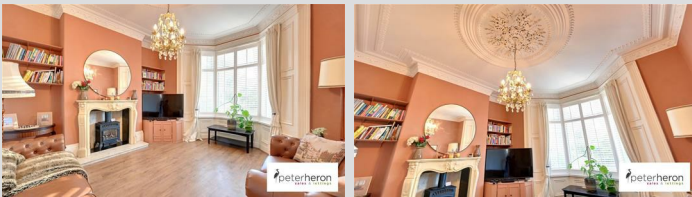
Part glazed door leading through to hallway.

Reception Hall



Beautiful tiled floor, staircase to first floor, two radiator and built in storage cupboards.

Lounge 14'4" x 14'7" into bay



Double glazed bay window to front with panelling around, radiator, feature fireplace with gas fired stove, decorative plasterwork to ceiling with cornicing and ceiling rose.

Dining Room 12'11" x 11'6"



Double glazed window to rear, radiator and fireplace with living flame effect gas fire. Fitted shelves and cabinets into alcoves. Ceiling rose and coving.

Breakfasting Kitchen 19'2" x 8'11"



Stunning kitchen fitted with an excellent range of contemporary units with Quartz working surfaces over incorporating breakfast bar and matching upstands, inset sink unit, space for range style cooker and American fridge freezer, integrated dishwasher, tiled floor, double glazed window to side, double glazed French doors to rear courtyard, the boiler is concealed behind matching fitted unit and door to bathroom.

Bathroom



Stunning bathroom suite comprising of a low level WC,

washbasin set into vanity unit, bath and step in shower cubicle with mains shower, ladder style radiator, tiled floor, double glazed window and space for washing machine and tumble dryer.

First Floor Landing



Double glazed window to rear and built in cupboards.

Bedroom 1 14'8" into bay x 11'10" into alcove



Double glazed bay window to front, radiator, decorative fireplace and coving to ceiling.

Bedroom 2 12'11" x 11'6"



Double glazed window to rear, radiator, decorative period style range and coving to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'7" x 6'10"



Double glazed window to front and radiator.

Outside



Attractive garden to the front with established borders, and a courtyard to the rear with remote control roller shutter access door providing off street parking if required. Parking adjacent to the front of the house.

Council Tax Band

The Council Tax Band is Band B.

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

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-
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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

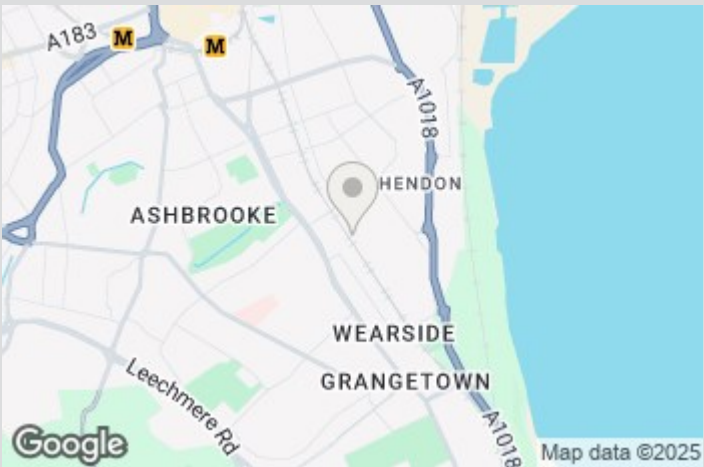
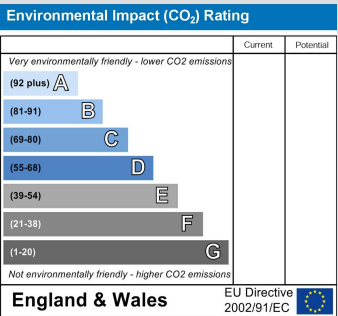
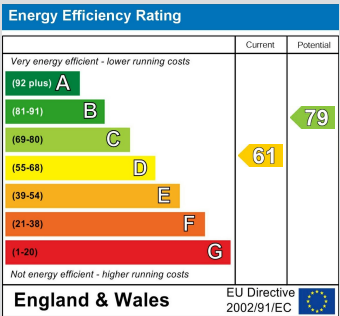
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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