









This newly upgraded and modernised three bedroom semi-detached house, occupies a superb position within this ever popular area of East Herrington. Internally the immaculate accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge opening through to a dining room and there is an impressive kitchen, fitted with a range of contemporary units and a selection of integrated appliances. To the first floor there are three bedrooms, a modern bathroom and a separate wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and low maintenance gardens to the front, side and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upward chain involved, we highly recommend viewing to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Vestibule



Double glazed windows and inner door to hall.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge 14'6" x 13'6"



Double glazed window to the front, feature fireplace and vertical radiator. Open plan to dining room.

Dining Room 9'11" x 9'3"



Double glazed window to the rear and vertical radiator. Opening into kitchen.

Kitchen 9'5" x 9'2"



Range of modern wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and extractor hood, microwave, fridge freezer, dishwasher and washing machine. Vertical Radiator, double glazed window and UPVC door to the rear.

First Floor Landing



Double glazed window to the side, storage cupboard and access hatch to loft.

Bedroom 1 11'11" x 11'4"



Double glazed window to the front, radiator and built in sliding door wardrobes.

Bedroom 2 11'3" x 9'9"



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'5" x 8'3"



Double glazed window to the front and radiator.

Bathroom



Wash hand basin and bath with overhead shower, chrome heated towel rail and double glazed window.

Separate WC



Low level WC and double glazed window.

Outside



Garden to the front with drive providing off street parking leading to attached garage whilst to the rear there is an attractive garden.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1963 and the Ground Rent is £10.50 per annum.

Ground rent review period (year/month) - to be confirmed

Annual Ground rent increase % - to be confirmed

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:- 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. 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.

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

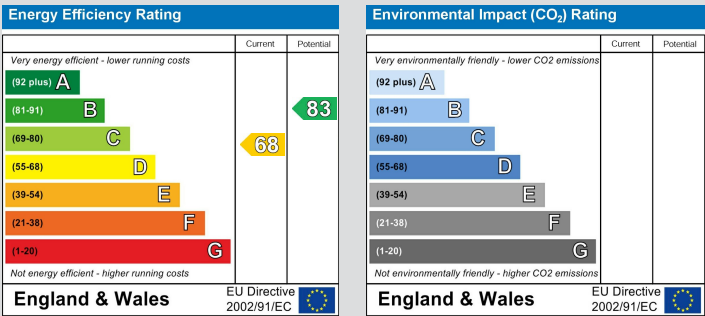
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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