









This extended four bedroom semi-detached home, is situated within this ever popular area of Silksworth and provides great potential for a new owner to put their own stamp on the accommodation. Internally the interior includes an entrance porch, lobby with staircase to the first floor, a lounge, dining room, kitchen and a rear porch. To the first floor there is a living room (could be converted to a bedroom with the removal of the fire by an appropriate specialist), there are two double bedrooms, two single bedrooms and a bathroom/wc. Externally there is a driveway to the front, a wider than average integral garage and an attractive garden to the rear. This ever-popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to porch.

Entrance Porch

Double glazed windows and inner door leading through to lobby.

Lobby

Radiator and staircase to first floor.

Lounge 12'3" x 13'8"



Double glazed window to front and radiator. Door to dining room.

Dining Room 13'4" x 9'7"



Double glazed window to rear and radiator. Door to kitchen.

Kitchen 9'5" x 9'0" extending to 11'1"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine. Double glazed window to rear and radiator. Door to garage and door to rear porch.

Rear Porch

Single glazed stable style door to the rear and a double glazed window.

First Floor Landing

Built in cupboard and loft access hatches.

First Floor Living Room 12'2" x 12'1"



Double glazed window to front and fitted fire.

Bedroom 1 8'8" not including robes x 11'3"



Double glazed window to front, radiator and fitted mirror fronted wardrobes.

Bedroom 2 10'9" x 10'0"



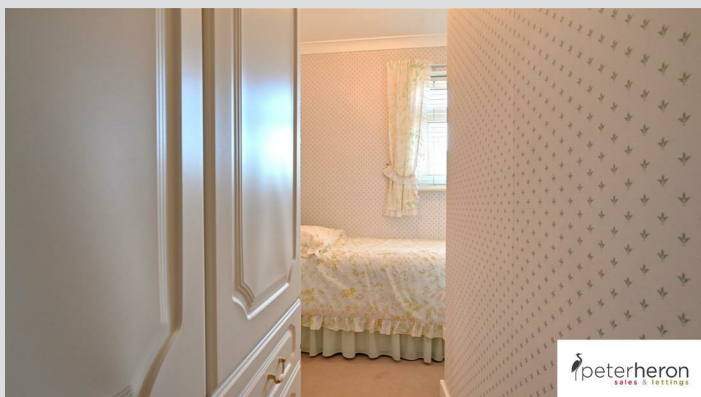
Double glazed window to rear, radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'2" narrowing 3'10" x 8'9"



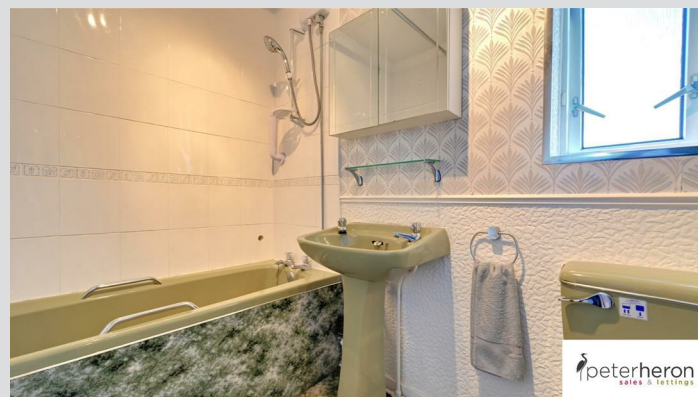
Double glazed window to front and built in cupboard.

Box Room/Bedroom 4 5'9" x 7'3"



Double glazed window to rear.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

Outside



Driveway to the front of the property providing off street parking and access to the garage. To the rear there is an attractive garden laid mainly to lawn with a decked area.

Garage 15'1" long x 12'3" wide

Up and over access door and a double glazed door to the front and internal door to kitchen.

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

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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

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MAIN ROOMS AND DIMENSIONS

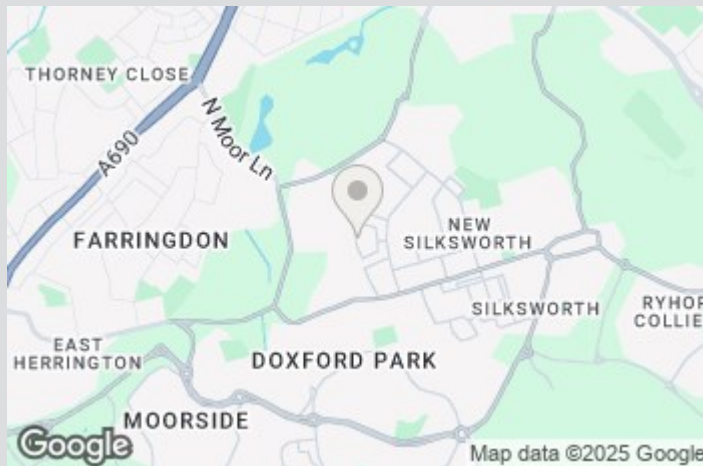
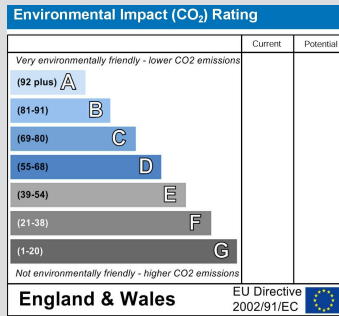
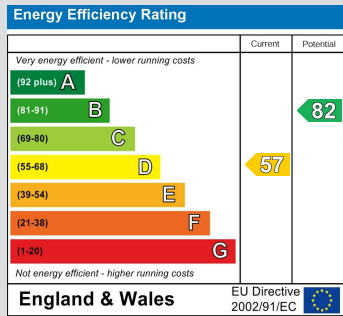
contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.

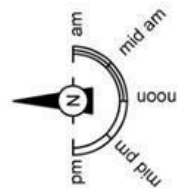


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Ground Floor
Approximate Floor Area
(70.00 sq.m)



First Floor
Approximate Floor Area
(56.80 sq.m)

36 Cavendish Place