









A spacious two bedroom, two reception room mid terrace home, enjoying a delightful position for easy access to the sea front and marina. Internal accommodation comprises to the ground floor of a hall, two versatile reception rooms and a modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a generous enclosed courtyard to the rear. Benefiting from gas central heating to radiators and UPVC double glazing. This location is ideal for local shops and schools, as well as transport connections. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator and stairs to the first floor.

Lounge 13'5" x 11'3"



Double glazed window to the front and radiator.

Dining Room 17'4" x 10'2"



Double glazed window to the rear, radiator, feature fireplace and door to kitchen.

Kitchen 8'2" x 6'1"



Base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of washing machine. Double glazed window to rear, radiator and UPVC door to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 16'2" x 11'3"



Double glazed window to front, radiator, built in wardrobes, dresser and storage cupboard.

Bedroom 2 10'9" x 7'3"



Double glazed window to rear, radiator, two storage cupboards.

Bathroom



Low level WC, washbasin and bath, walk in shower cubicle, chrome heated towel rail and radiator.

Outside



Low maintenance garden to the rear.

Tenure FH

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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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.

Viewings Srd

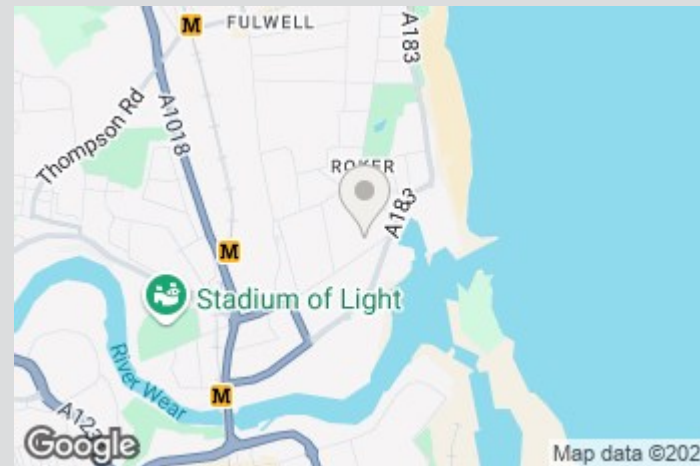
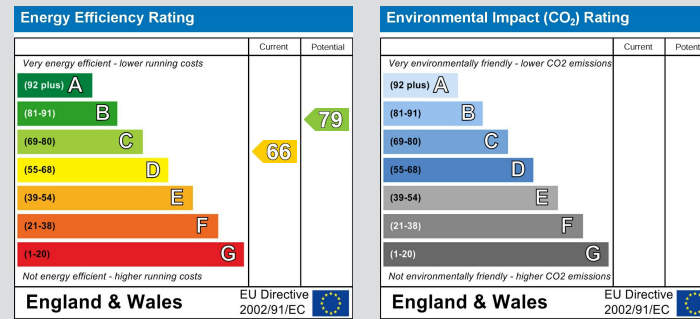
To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

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