







Upper wall cabinets in a dark grey, glossy finish with silver handles.

Stainless steel oven with a glass door and control knobs.

A single pendant light with a clear, textured glass globe hanging from the ceiling.

A floating shelf holding a bottle of wine, two glasses, and a small decorative object.

A window with a white frame and a dark grey roller blind, offering a view of a lush green landscape.

A white, ornate clock with a heart-shaped detail on its face, sitting on the windowsill.

A small, rectangular blue soap dispenser on the countertop.

A white electric kettle with a silver handle and base, sitting on the countertop.

A small potted plant with green leaves on the countertop.

A white bowl filled with several bright orange fruits, likely oranges or lemons.

A small, dark-colored figurine of a cow or bull on the countertop.

Light-colored, large square tiles on the floor, reflecting the overhead lights.



A beautifully presented semi-detached house, comprehensively upgraded to a most impressive standard. The stylish accommodation is accessed via an entrance lobby, leading through to an attractive lounge with bay window and feature fireplace. Double doors from the lounge connect through to the dining room and there is a stunning contemporary breakfasting kitchen to the rear, fitted with an excellent range of units, breakfast bar and has access to the garden. A staircase from the rear hall leads up to the first floor where there are two well-proportioned bedrooms, a modern shower room and separate WC. Externally there is a garden to the front with a block-paved driveway, an attached garage whilst to the rear there is a delightful garden with a lawn and patio area. Situated within this ever popular area, just off the Broadway, the property is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. Early viewing is essential to avoid disappointment and appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Inner door leads through to

Lounge 12'10" into bay x 14'8" into recess



Double glazed bay window to front, tall feature radiator, attractive fireplace with living flame effect gas fire and double doors lead through to

Dining Room 13'1" x 9'4"



Double glazed window to rear, radiator.

Breakfasting Kitchen 17'8" x 7'1" plus 7'1" x 6'9"



Fitted with an excellent range of impressive contemporary wall and base units with work surfaces over incorporating a breakfast bar, sink and drainer unit, integrated fridge and freezer, space for range style cooker and space for washing machine. Double glazed window to rear, double glazed doors to rear garden, tiled floor and tall feature radiator.

Rear Hall



Radiator, door to garage and staircase to first floor.

First Floor Landing

Built in cupboard housing central heating boiler, double glazed window to half landing.

Bedroom 1 12'11" into bay x 8'7" not including fitted robes



Double glazed bay window to front, tall radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 10'0" x 9'4"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Washbasin set into vanity unit and step in shower cubicle with mains shower, tall feature radiator, tiled walls and double glazed window.

Separate WC

Low level WC, tiled walls, and double glazed window.

Outside

Garden to the front with a block paved driveway providing off street parking whilst to the rear there is an attractive garden with lawned area and patio.

Garage 16'4" x 7'6"

Attached garage with remote control roller shutter main access door and internal door to rear hall.

Council Tax Band

The Council Tax Band is Band B

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease

Term is 907 years remaining to the 23rd November 2931. We await ground rent information.

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.

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Fawcett Street Viewings

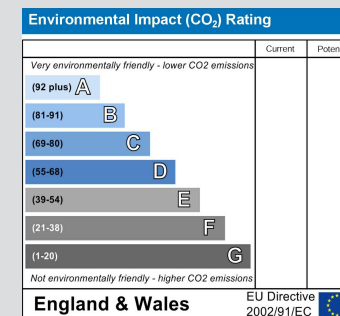
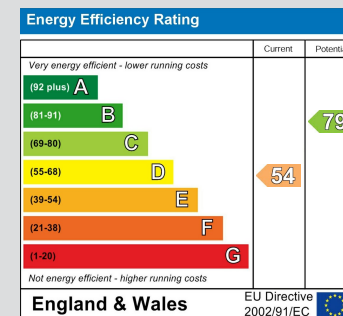
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Opening Times

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

Ombudsman

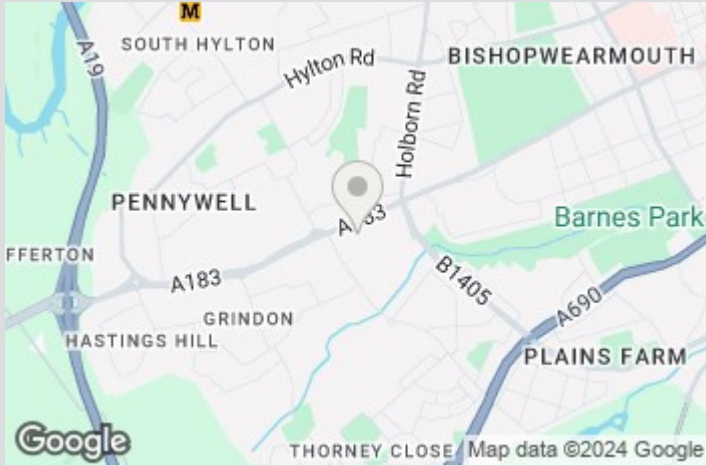
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MAIN ROOMS AND DIMENSIONS



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