

46 Corringway, Church Crookham,
Fleet, Hampshire. GU52 6AW.



Guide Price **£500,000** Freehold



A modern four bedroom link detached house in need of decorating and updating, situated on a corner garden within easy reach of local shops and the town of Fleet with its mainline railway station with a service to London Waterloo.

On the ground floor the property has two separate reception rooms, kitchen and a cloakroom. On the first floor there are four bedrooms including two doubles and two singles, an en suite shower room and family bathroom. Outside is a garage and front and rear gardens. All the fitments in the property including bathrooms and kitchen are dated and could do with being upgraded. The property has gas radiator central heating and sealed unit double glazing and there is no onward chain.

EPC: TBA

Council Tax Band E: £2,425.57 (2023/24)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman
 NAEA
 APPROVED CODE TRADING STANDARDS UK
 Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
 Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
 info@luffandwilkin.co.uk
 Tel: 01252 838899
 1 Guildford Road, Camberley, Surrey, GU16 6NL

GROUND FLOOR

Entrance Hall

Double radiator, wood block flooring, under stairs storage cupboard.

Cloakroom

Coloured suite comprising of a low flush WC, pedestal wash basin, sealed unit double glazed frosted window to the front.

Living Room

17' 10" x 11' 10" (5.44m x 3.61m) Double radiator, sealed unit double glazed windows to the front, double opening glazed doors leading to:

Dining Room

10' 10" x 9' 3" (3.30m x 2.82m) Double radiator, serving hatch to kitchen, sealed unit double glazed doors leading to the rear garden.

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m) Double bowl single drainer stainless steel sink unit with adjoining working surfaces, range of high and low level units, built-in double oven with ceramic hob, part-tiled walls, built-in storage cupboard, cupboard housing a Glow-Worm gas fired boiler for the central heating, sealed unit double glazed door to the outside, double glazed window overlooking the rear garden.

FIRST FLOOR

Landing

Sealed unit double glazed window to the side, access to loft, airing cupboard housing a lagged copper tank with slatted shelves over and light point.

Master Bedroom

10' 11" x 10' 11" (3.33m x 3.33m) Double built-in wardrobe, radiator, sealed unit double glazed windows to the front.

En Suite Shower Room

Coloured suite comprising of a fully tiled shower cubicle, low flush WC, wash hand basin, radiator, shaver point, sealed unit double glazed frosted window to the front.

Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m) Radiator, sealed unit double glazed window to the rear.

Bedroom 3

9' 5" x 8' 5" (2.87m x 2.57m) Radiator, sealed unit double glazed window to the rear.

Bedroom 4

7' 7" x 7' 5" (2.31m x 2.26m) radiator, sealed unit double glazed window to the side.

Bathroom

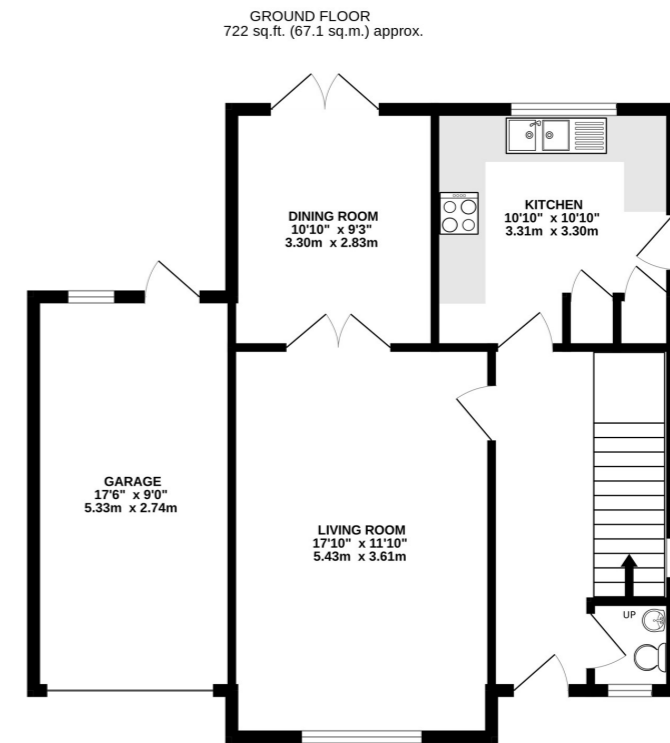
Coloured suite comprising of a panelled bath, low flush WC, bidet, pedestal wash basin, part tiled walls, shaver point, mixer tap, hand-held shower, radiator, sealed unit double glazed frosted window to the side.

OUTSIDE

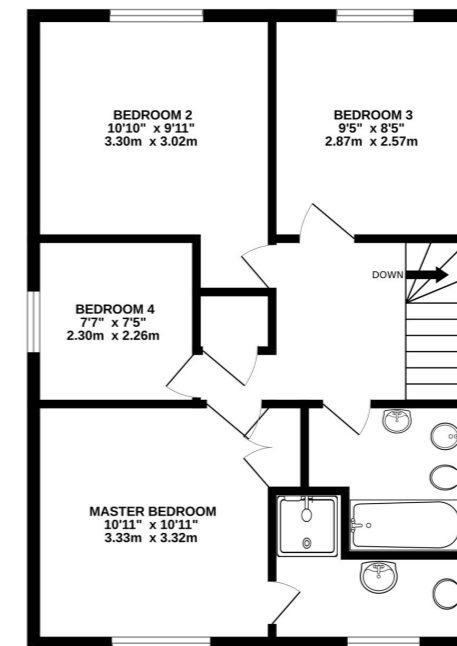
FRONT GARDEN: Shrubs to the boundaries in need of landscaping. Side access to:

REAR GARDEN: Enclosed boundaries in need of landscaping.

GARAGE: 17' 6" x 9' 0" (5.33m x 2.74m) Up and over door, light and power, gas and electric meters, rear personal door.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023