

11 Sherrard Way, Mytchett,
Camberley, Surrey. GU16 6AU.



£395,000 Freehold



A well presented two double bedroom end terrace house situated within this small modern close, convenient for Frimley Lodge Park with long walks along the Basingstoke Canal, local shops and schools in Mytchett and Frimley Green, mainline railway stations at Ash Vale and Farnborough, A331 and M3 motorways. The property represents an ideal first time or investment purchase and the bright accommodation comprises of lounge/dining room, cloakroom and a kitchen and on the first floor are two double bedrooms and a bath/shower room. Outside is a well kept rear garden with an open aspect and a front garden with off road parking.

The property benefits from having sealed unit double glazing and gas fired central heating by radiators. No onward chain.

EPC: C Council Tax band D: £2,337.81 (2024/25)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	77	
(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	

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GROUND FLOOR

Entrance Hall

Under stairs storage cupboard.

Cloakroom

White suite comprising of a low level WC, pedestal wash basin, extractor fan.

Lounge/Dining Room

12' 9" x 15' 1" (3.89m x 4.60m) Coved cornice, casement doors leading to the rear garden.

Kitchen

6' 3" x 9' 9" (1.91m x 2.97m) Stainless steel sink unit with adjoining work tops, ample cupboards and drawers in a light wood colour, space and plumbing for a washing machine, four burner gas hob with oven below and extractor over, cupboard housing a gas fired boiler for the central heating, space for a fridge/freezer, part tiled walls.

FIRST FLOOR

Landing

Access to loft, airing cupboard with radiator.

Bedroom 1

10' 9" x 9' 9" (3.28m x 2.97m) Excellent range of wall to wall wardrobes, open outlook to the rear.

Bedroom 2

12' 9" x 10' 4" (3.89m x 3.15m)

Bathroom/Shower Room

White suite comprising of a panel bath with hand shower attachment, pedestal wash basin, low level WC, ladder style heated towel rail, fully tiled shower cubicle.

OUTSIDE

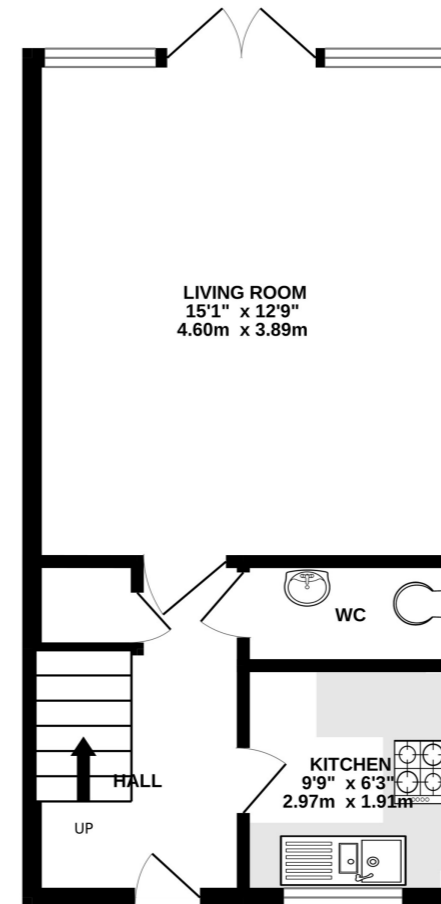
Front Garden

Small lawn, paving and tarmac drive with off road parking.

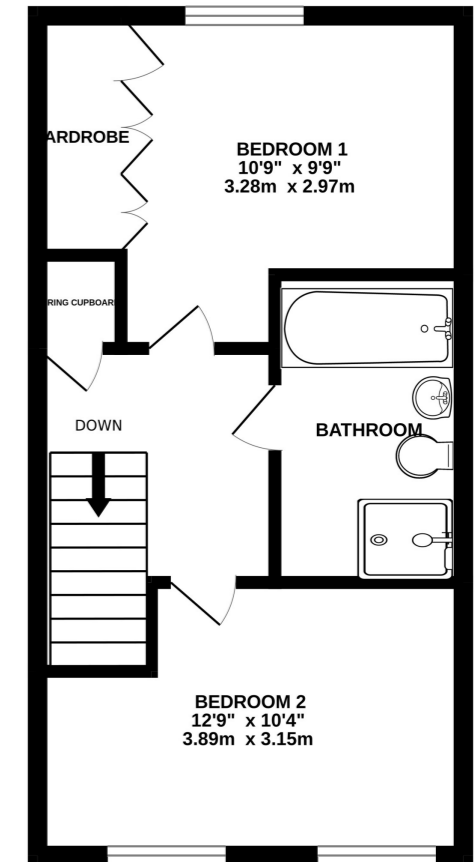
Rear Garden

Paved patio with lawn beyond, storage container, flower border, gated side access and pleasant open views to the rear.

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.
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