

11 Haining Gardens Mytchett, GU16 6BJ



£330,000 Freehold



- Two bedroom end terrace house
- Kitchen with built-in oven & hob
- Gas fired central heating by radiators
- Two allocated parking spaces

- Ideal first time or investment purchase
- Recently re-decorated
- Approx. 30 ft rear garden
- No onward chain



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Summary

Representing an ideal first time or investment purchase is this two bedroom end terraced house situated on this favoured development in Mytchett. The property has recently been redecorated and the ground floor accommodation comprises of a front aspect kitchen with built-in oven and hob and appliance space, and a lounge/dining room with sliding patio doors to the rear garden. On the first floor there are two bedrooms and a bathroom with a white suite. The property has sealed unit double glazing and gas fired central heating with a Worcester boiler in the kitchen. The rear garden extends to approx. 30 ft long, enclosed by a combination of close boarded fencing and brick wall, with a gated rear access, patio and Astro turf. To the side of the property are two allocated parking spaces, and there is a front garden. No onward chain. Viewings recommended.

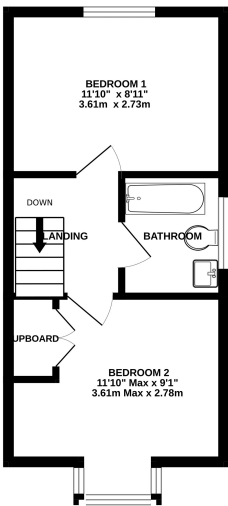
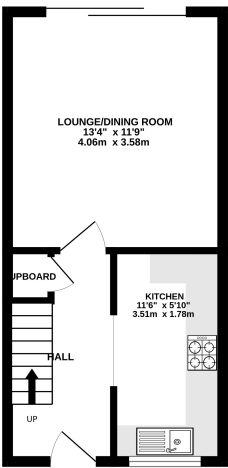
EPC Rating: C, Council Tax band C: £2,175.25 p.a. (2025/26), Service charge: £227.43 p.a.

Location: 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, and the A331 and M3 motorways.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings 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 in conjunction with any other information provided. 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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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			86
(69-80)	C			
(55-68)	D		69	
(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.