

16 Lancaster Close, Ash Vale, Surrey.  
GU12 5ST.

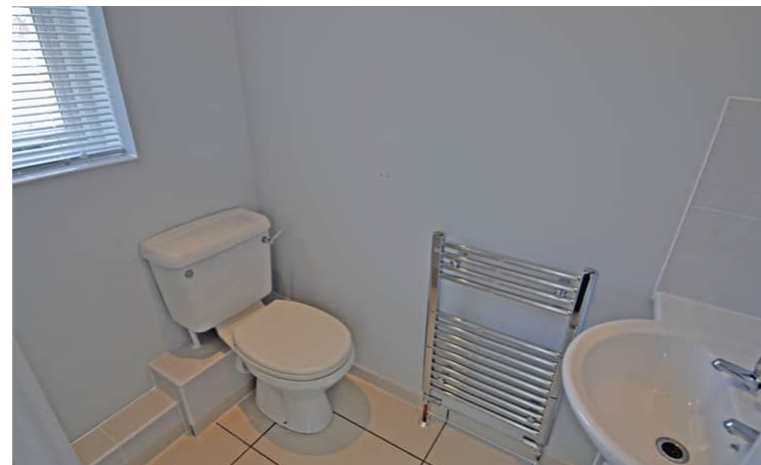


**£350,000** Freehold



An impressive two double bedroom modern end-terrace property situated on the popular Old Farm Place development, conveniently situated for Ash Vale shops, Basingstoke Canal walkways and Ash Vale mainline railway station. The property is offered in excellent decorative order throughout, having just been redecorated, and benefiting from sealed unit double glazed windows, gas fired central heating by radiators, en suite bathroom and shower room facilities for both bedrooms (refitted in approximately 2016), excellent lounge/dining room with doors onto the rear garden, fitted kitchen with appliance space, and cloakroom. Outside, there is a pleasant enclosed southerly aspect rear garden with a side access leading to the front garden, being mainly shingled. Two allocated parking spaces. No onward chain complications.

EPC: C Council Tax D: £2,253.32 per annum (2023/24)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

## GROUND FLOOR

### Entrance Hall

Built-in coats cupboard with power point, inset ceiling spot downlighters.

### Cloakroom

White suite comprising of a low flush WC, wash hand basin with cupboards below, chromium ladder-style heated towel rail, part tiled walls, inset ceiling spot downlighters, extractor fan, sealed unit double glazed window to the front.

### Kitchen

10' 0" x 6' 4" (3.05m x 1.93m) Single drainer stainless steel sink unit with adjoining laminated working surfaces, range of high and low level units in a light wood colour including cupboards and drawers. Space for fridge/freezer, under-unit lighting, space and plumbing for washing machine and dish washer, built-in Whirlpool four burner gas hob with extractor hood over and oven below. Ceramic tiled floor, cupboard housing Potterton gas fired boiler for the central heating and domestic hot water, inset ceiling downlighters.

### Double Aspect Lounge/Dining Room

17' 4" x 12' 7" (5.28m x 3.84m) Two double radiators, TV aerial point, inset ceiling spot downlighters, under stairs recess, sealed unit double glazed window to the side elevation and double doors leading to the rear garden.

## FIRST FLOOR

### Bedroom 1

9' 4" x 10' 6" (2.84m x 3.20m) Range of built-in wardrobes, radiator, inset ceiling spot downlighting, sealed unit double glazed window to the rear.

### En Suite Shower Room

Fully tiled shower cubicle, low flush WC, wash basin with cupboard below, chromium ladder-style heated towel rail, ceramic tiled floor, inset ceiling spot downlighters, extractor fan, sealed unit double glazed opaque window to the side, shaver point, airing cupboard housing a lagged copper tank with slatted storage shelves.

### Bedroom 2

10' 7" (excluding a recess) x 8' 5" (3.23m x 2.57m) Fitted wardrobes, radiator, inset ceiling spot downlighters, sealed unit double glazed window to the front.

### En Suite Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment with a fully tiled surround and a glazed screen, low flush WC, wash basin with cupboard below. Shaver point, chromium ladder-style heated towel rail, inset ceiling spot downlighters, extractor fan, sealed unit double glazed opaque window to the side, ceramic tiled floor.

## OUTSIDE

### Rear Garden

Immediately behind the property is a full width paved patio, beyond which is an area of lawn and a timber garden shed, all enclosed by close boarded fencing. Pleasant southerly aspect.

### Two allocated parking spaces

Situated at the front of the property.

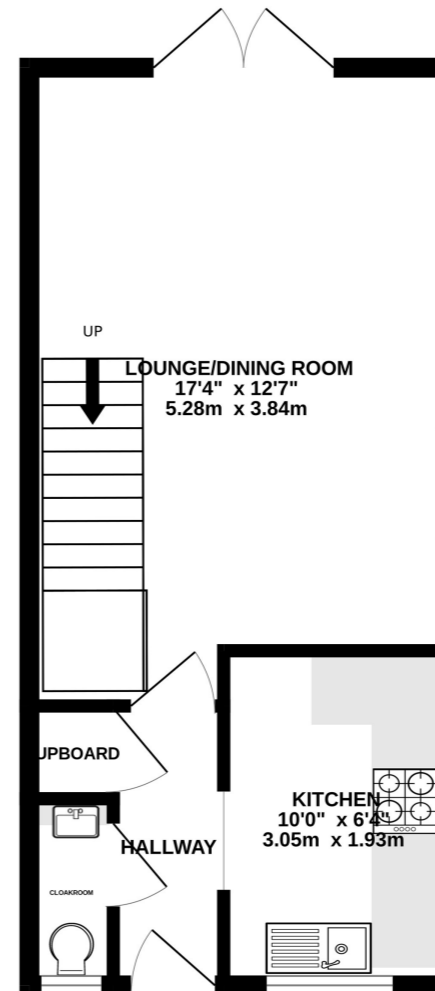
### Front Garden

Shingled with paved pathway and gated side access to the rear. Outside water tap.

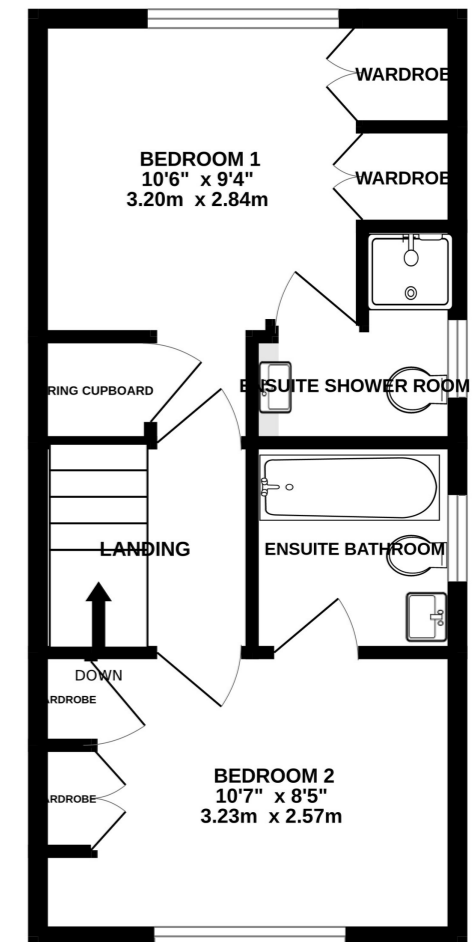
### **\*\*NOTE\*\***

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is personal interest in the sale of this property. The vendor is an employee of an associated company.

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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