

10 Vine House Close, Mytchett, CAMBERLEY, Surrey. GU16 6EA.



£279,950 Freehold



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| | 93 |
| | 73 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-63) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| | 96 |
| | 73 |
| EU Directive 2002/91/EC | |



A well presented two double bedroom mid-terrace property located in a small cul-de-sac of similar properties and convenient for local shops and schools, main line railway stations at Farnborough and Ash Vale and the many leisure facilities of Frimley Lodge Park.

The ground floor accommodation comprises of a fitted kitchen with built in oven, hob & hood and a living room overlooking the rear garden. The first floor offers two double bedrooms and a bathroom. Outside are front and rear gardens and an allocated parking space to the front. The property has gas fired central heating by radiators and sealed unit double glazed windows.

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
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Entrance Hall

Radiator, doors to:

Kitchen

7' 8" x 5' 7" (2.34m x 1.70m) 2.34m x 1.70m) Single drainer stainless steel sink with cupboard and appliance space below. Range of high and low level units, built in four ring solid plate electric with oven below and extractor hood above, ceramic tiled floor, ceramic tiled splash backs, space and plumbing for washing machine, concealed gas fired central heating boiler, sealed unit double glazed window.

Living Room

15' 8" x 11' 8" (4.78m x 3.56m) 4.78m x 3.56m (15' 8" x 11' 8") Sealed unit double glazed window and door to the rear garden. radiator, door to under stairs storage cupboard.

First Floor

Bedroom One

11' 8" x 8' 6" (3.56m x 2.59m) Radiator, sealed unit double glazed window.

Bedroom Two

11' 8" x 7' 7" (3.56m x 2.31m) Bulk head storage cupboard, built-in double wardrobe, radiator, sealed unit double glazed window.

Bathroom

White suite comprising of a panelled enclosed bath with separate shower over, low-level wc, pedestal hand wash basin, ladder style heated towel rail.

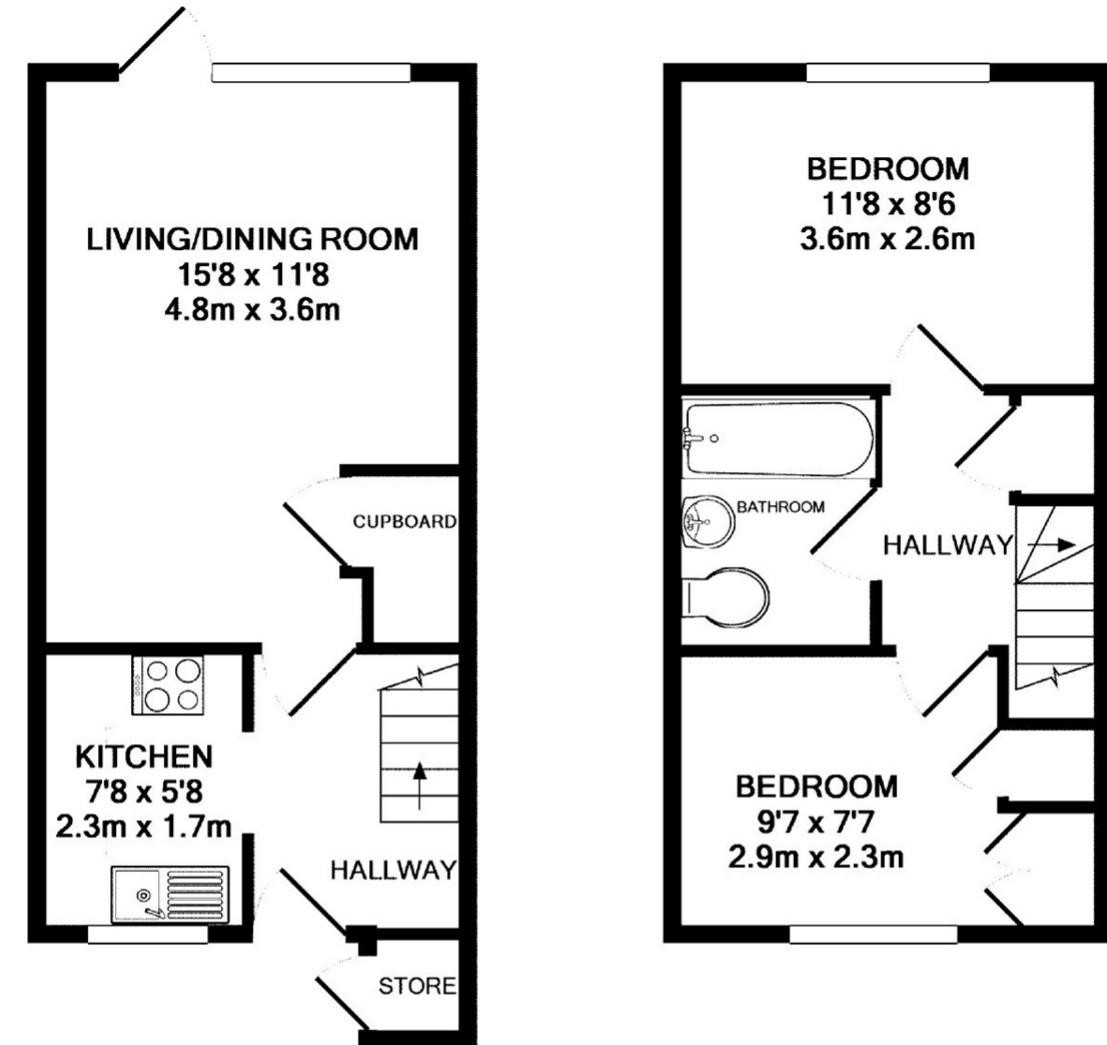
Outside

Rear Garden

Panel fence enclosed rear garden with paved patio and gated rear access. The lawn area is laid to artificial grass.

Front Garden

Laid to lawn with an allocated parking space. Access to external storage cupboard housing gas and electric meters.



GROUND FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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