

26 Danvers Drive, Church Crookham,
FLEET, Hampshire. GU52 0YN.



£295,000 Freehold



This well presented two double bedroom terraced home situated on popular Zebon Copse development which is convenient for local amenities in Church Crookham Village, local schools, accessible to Fleet Town Centre with its mainline station and wide range of shops, eateries and entertainments. The property has the benefit of newly installed windows throughout and offers a living room and kitchen/breakfast room on the ground floor with two double bedrooms and a bathroom to the first floor. To the rear is an enclosed rear garden with gated access leading to a parking area containing two spaces allocated to this property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	88
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
62	89
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
APPROVED CODE
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 fax: 01252 838858
1 Guildford Road, Camberley, Surrey, GU16 6NL

Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Living Room

15' 10" x 9' 4" (extending to 12'6") (4.83m x 2.84m (extending to 3.81m)) Being of an 'L' shape with sealed unit double glazed window to the front, two double radiators, door to under stairs storage cupboard. door to:

Kitchen/Breakfast room

12' 7" x 8' 1" (3.84m x 2.46m) Single Drainer sink unit with cupboard below, laminated work surface, range of high and low level units with recently re-fitted doors, built-in four burner gas hob and pull out extractor hood above, space and plumbing for a washing machine, space for an upright fridge/freezer, sealed unit double glazed window to rear, double glazed door giving access to the rear garden wall mounted Potterton gas fired boiler for the central heating.

First Floor

Landing

Access to loft, doors to:

Bedroom 1

10' 9" x 8' 10" (3.28m x 2.69m) Radiator, two built-in wardrobes with folding doors, sealed unit double glazed window to the rear.

Bedroom 2

10' 8" x 8' 10" (3.25m x 2.69m) Radiator, door to Airing cupboard housing hot water storage tank, built-in double wardrobe with folding door, two sealed unit double glazed windows to the front.

Bathroom

White suite comprising panel enclosed bath with mono tap and shower attachment, separate 'Triton' shower unit with tiled surround, pedestal hand wash basin, low level W.C., radiator, shaver point, sealed unit double glazed frosted window to the side aspect.

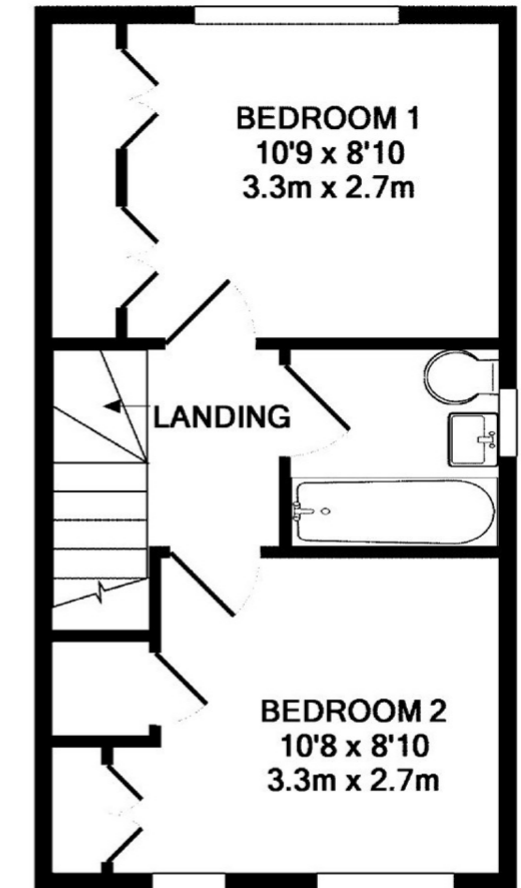
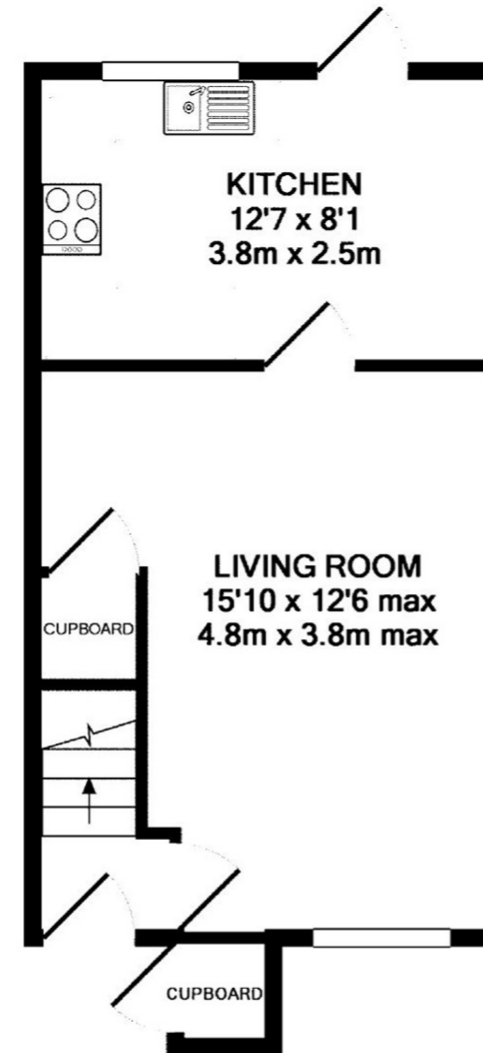
Outside

Garden

Paved patio area, mainly laid to lawn and enclosed by close boarded fencing, rear gated giving access to:

Parking

Car parking area with two spaces allocated to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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
Made with Metropix ©2019

