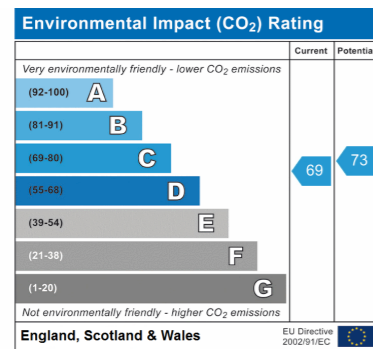
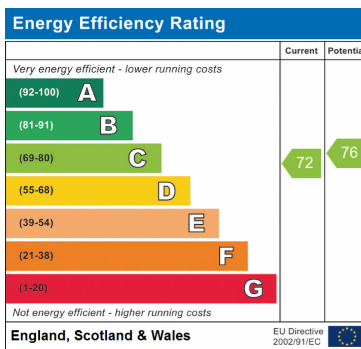


39 Shaftesbury Mount, Blackwater,
Hampshire. GU17 9JR.



£250,000 Freehold



A two bedroom Charles Church Warwick situated on the popular Hawley Hill development providing easy access to junction 4 of the M3 motorway and Blackwater Railway Station, the Gatwick-Reading line, whilst also being within a short distance of Hawley woods. Accommodation comprises living/dining room, kitchen and cloakroom to the ground floor with two bedrooms and bathroom to the first floor. Externally the property benefits from a low maintenance garden to the front. The property further benefits from uPVC double glazing, gas fired central heating and is being offered to the market with No Onward Chain.

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.

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Entrance

Covered entrance porch with hard wood door to:

Entrance Hall

Wood effect laminate flooring.

Cloakroom

Side aspect window. Low level w.c. wall mounted wash hand basin, part tiled walls and tiled floor.

Living/Dining Room

Front aspect window. Wood effect laminate flooring, stairs to first floor landing, door to:

Kitchen

Front aspect window. Stainless steel sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces. Space for cooker, fridge/freezer, washing machine and tumble dryer. Wall mounted gas fired boiler for heating and hot water, tiled effect laminate flooring.

First Floor Landing

Access to loft N.B. (not inspected by agent) Doors to all rooms.

Bedroom One

Front aspect window. Built in double wardrobe.

Bedroom Two

Front aspect window.

Bathroom

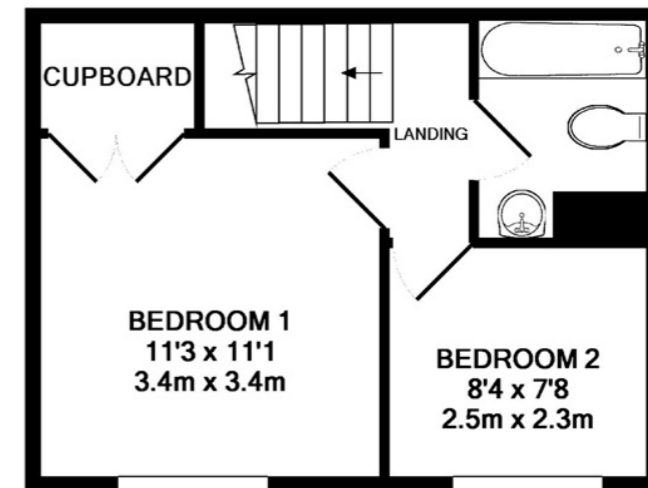
Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c. Extractor fan and wood effect laminate flooring.

Front Garden

Being of a low maintenance nature.



GROUND FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 278 SQ.FT.
(25.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 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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