

75 Hazel Road, Mytchett
CAMBERLEY, GU16 6BA

£325,000 Freehold



****OPEN HOUSE SATURDAY 6th APRIL**** A three bedroom semi detached chalet bungalow, in need of modernisation and being situated in this extremely popular cul de sac offering easy access to the Basingstoke Canal, junction 4 of the M3 motorway and Ash Vale mainline station to London Waterloo. Accommodation comprises kitchen, living room, dining room, bedroom three and bathroom to the ground floor with two bedrooms to the first floor. Externally the property benefits from block paved driveway and detached garage. The property further benefits from scope to extend stpp and is being offered with no onward chain complications.

Entrance

Covered entrance porch. uPVC half glazed door to:

Entrance Hall

Airing cupboard, doors to all rooms.

Kitchen

Front and side aspect windows. Single bowl and drainer sink unit with cupboard under. Further range of eye and base level units. Wall mounted gas fired boiler for heating and hot water. Built in storage cupboard.

Living Room

Front aspect window and fully glazed door. Feature fireplace with inset gas flame effect fire.

Dining Room

Rear aspect window. Built in storage cupboard, stairs to first floor landing.

Bedroom Three

Rear aspect window. Built in wardrobe.

Bathroom

Side aspect window. Panel enclosed bath, w.c. and wash hand basin.

First Loor Landing

Access to loft storage. Doors to all rooms.

Bedroom One

Rear aspect window.

Bedroom Two

Rear aspect window.

Outside

To The Front

Mature flower and shrub borders, block paved driveway leading to covered car port and:

Garage

With up and over door, side aspect window and courtesy door. Currently divided in two by a stud wall. Power and light.

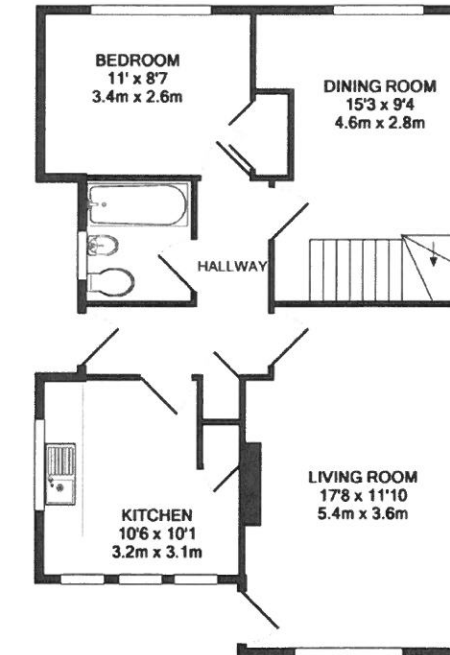
Rear Garden

Mature flower and shrub borders, timber built summer house.

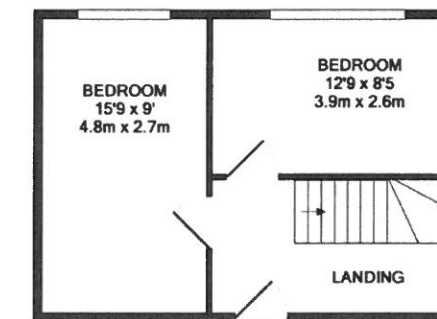
VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



GROUND FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 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. The 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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