

268 Mytchett Road, Mytchett, Surrey.
GU16 6AH.



£355,000 Freehold



A two double bedroom semi detached cottage situated in the village of Mytchett whilst being within a short distance to the stations of both North Camp and Ash Vale main line to London Waterloo, and the A331, whilst offering easy access to the picturesque Basingstoke canal. Accommodation comprises living room, dining room, kitchen and refitted bathroom to the ground floor with two bedrooms to the first floor. Externally the property benefits from ample block paved driveway, 30ft timber built workshop and rear garden measuring approximately 140ft. The property further benefits from No Onward Chain and scope to extend stpp.

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	
55	84

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	
48	82

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
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Entrance Hall

Hardwood door. Stairs to first floor landing, doors to all rooms:

Living Room

Front aspect window.

Dining Room

Rear aspect window. Under stair storage cupboard, doorway to:

Kitchen

Side aspect window and half glazed door to rear garden. Stainless steel one and a half bowl single drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Stainless steel Neff four ring gas hob with oven under. Doorway to:

Utility Area

Wall mounted gas fired boiler for heating and hot water, space and plumbing for washing machine, space for upright appliance.

Door to:

Bathroom

Rear aspect window. White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. fully tile surrounds and floor, chrome heated towel rail.

First Floor Landing

Doors to all rooms.

Bedroom One

Rear aspect. Built in wardrobes, feature wrought iron fireplace.

Bedroom Two

Front aspect window. Built in wardrobe and storage cupboard.

Outside

To The Front

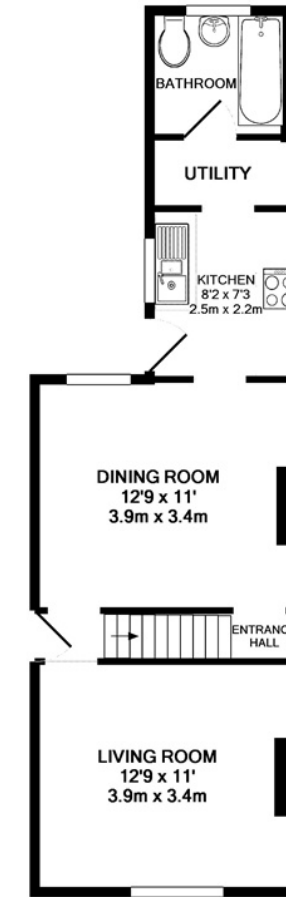
Blocked paved driveway proving ample parking with double gates leading to:

Rear Garden

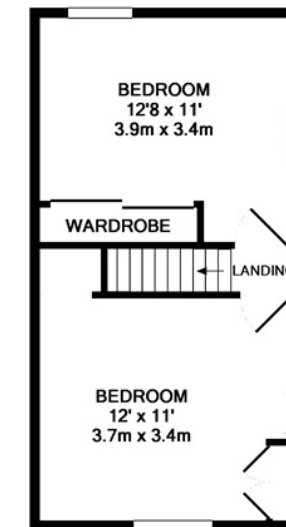
Continuation of block paved driveway. Raised timber decked seating area with the remainder being laid mainly to lawn and measuring approximately 140ft.

Workshop

Measuring 29" x 20'8. Being of timber construction with twin barn style doors. Power and lighting, and a log burning stove.



GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 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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