

12 Mainstone Close, DEEPCUT, Surrey. GU16 6RU.



£259,950 Freehold



Located in the village of Deepcut at the end of a cul-de-sac, close to local amenities and schools, this two bedroom End of Terrace home is ideal for First Time Buyers, Downsizees and Investment Landlords alike. Offered to the market with the following accommodation: 13'11 living room, modern fitted kitchen, separate dining area, master double bedroom, single second bedroom and a family bathroom.

The property further benefits from gas fired central heating, double-glazed windows, a rear garden and two parking spaces in a car park to the front of the property.

EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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The Property Ombudsman
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Entrance

Part glazed front door, wall mounted radiator, open to:

Kitchen

7' 10" x 14' 0" (2.39m x 4.27m) Front aspect window, range of wall units including glass fronted display and base units with work surfaces over, stainless steel 1½ bowl sink and single drainer, built-in oven, built-in four ring gas hob with extractor hood above, tiled splash backs, space for upright fridge/freezer, space and plumbing for washing machine and dishwasher, wood flooring.

Dining area

Located between the kitchen and living room with wood flooring, stairs to first floor, door to under stairs cupboard.

Living Room

13' 11" x 11' 5" (4.24m x 3.48m) Rear aspect French doors opening to garden, rear aspect window, wall mounted radiator, central ceiling light.

First Floor

Landing

Door to airing cupboard housing gas fired boiler for central heating and hot water, door to storage cupboard with hanging rail, doors to:

Bedroom 1

13' 11" x 11' 7" (4.24m x 3.53m) Twin rear aspect windows, wall mounted radiator, central ceiling light.

Bedroom 2

7' 10" x 7' 9" (2.39m x 2.36m) Front aspect window, wall mounted radiator, central ceiling light.

Bathroom

Front aspect window, panel enclosed bath with folding glazed shower screen and wall mounted shower over, concealed cistern wc, vanity unit hand wash basin with storage beneath.

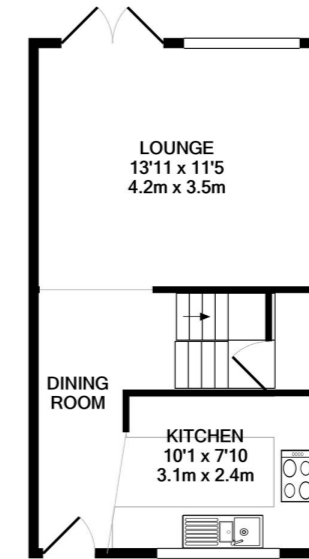
Outside

Rear Garden

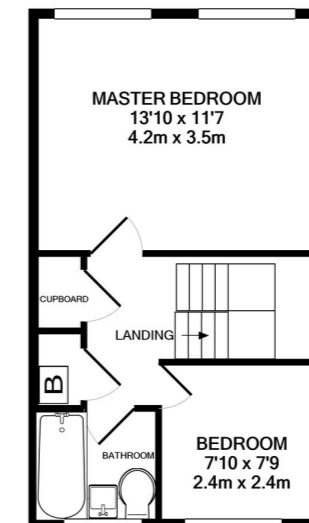
Enclosed by panel fencing with a gate access to the front, central lawn bisected by a pathway.

Front

Private car parking with No. 12 allocated two parking spaces.



GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.2 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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