

£325,000 Freehold



Requiring full updating and refurbishment, this Edwardian terrace is situated close to the heart of Frimley Green village in a popular cul-de-sac of similarly aged properties. The house is conveniently located within walking distance of local shops, schools, medical services and other amenities as well as being within a mile and a half of Frimley railway station and Junction 4 of the M3. The spacious accommodation offers an open plan living/dining room leading to the extended kitchen. The first floor offers three bedrooms and a bathroom with additional space for a shower cubicle.

The outside space has an 80' rear garden and gated side access via a passageway to the street. There is also a small front garden with miniature brick walling.

NO ONWARD CHAIN. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

Entrance Porch

Archway, tiled floor, front door to:

Entrance Hall

Stairs to first floor and door to:

Living/Dining Room

12' 4" x 27' 7" (3.76m x 8.41m) Front aspect double glazed window, rear aspect window, fireplace, two radiators, door to:

Kitchen

8' 5" x 16' 10" (2.57m x 5.13m) Two side aspect windows, part glazed door to garden, range of wall and base units with work surfaces over, 1½ bowl single drainer sink, four ring gas hob with single oven beneath and extractor hood over. Space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted hot water boiler, part tiled walls, access to under stairs storage cupboard.

First Floor

Landing

Double opening storage cupboard, doors to:

Bedroom 1

11' 10" x 15' 2" (3.61m x 4.62m) Rear aspect window, radiator.

Bedroom 2

8' 2" x 12' 3" (2.49m x 3.73m) Front aspect double-glazed window, radiator.

Bedroom 3

10' 0" x 9' 10" (3.05m x 3.00m) Front aspect double-glazed window, radiator.

Bathroom

Rear aspect window, bath with tiled splashback, wall mounted hand wash basin, low level wc, shower cubicle, radiator.

Outside

Rear Garden

The garden measures approximately 80' from the rear of the house and is ripe to be developed as a gardener's paradise or a child friendly lawn. There is the basis of a pond at the far end and also a gated passageway leading to the street at the front.

