

29 Shaftesbury Mount, Hawley Hill,
Blackwater, Hampshire. GU17 9JR.



£274,950 Freehold



Ideal for the first time buyer or investor alike with a potential rental income of £925pcm (gross return 4%). This modern two bedroom end back-to-back property known as the 'Warwick' house type, originally constructed by Messrs Charles Church, situated on the favoured Hawley Hill development within easy access to the M3, A331 and Blackwater railway station. The accommodation comprises entrance hall, cloakroom, lounge/dining room, 14' kitchen and on the first floor there are two bedrooms, both with built-in wardrobes, and a family bathroom. The property further benefits from having gas fired central heating by radiators and sealed unit double glazing, outside there is a corner front garden and residents' parking. and represents an ideal first time or investment purchase. NO ONWARD CHAIN

Council Tax Band C: Hart Council EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(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.



Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk

info@luffandwilkin.co.uk

Tel: 01252 838899

1 Guildford Road, Camberley, Surrey, GU16 6NL

GROUND FLOOR

Covered Entrance Porch

With courtesy light point, door to:

Entrance Hall

Wood effect laminate floor.

Cloakroom

Low flush wc, corner wash basin, radiator, wood effect laminate floor, two storage cupboards, sealed unit double glazed frosted window to one side.

Lounge/Dining Room

14' 6" x 14' 0" (4.42m x 4.27m) Wood effect laminate floor, double radiator, sealed unit double glazed window to the front, coved ceiling, open tread staircase to first floor.

Kitchen

14' 6" x 5' 4" (4.42m x 1.63m) Single drainer stainless steel sink unit with cupboards below, adjoining laminated working surfaces, range of high and low level units in a gloss white including cupboards and drawers, space for fridge/freezer, built in DeLonghi cooker with oven and gas hob, part tiled walls, radiator, extractor hood over the cooking area, wall mounted gas fired boiler for the central heating and domestic hot water, sealed unit double glazed window to the front.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

11' 10" x 11' 2" (3.61m x 3.40m) Radiator, deep double built-in wardrobe, sealed unit double glazed window to the front.

Bedroom 2

8' 5" x 7' 7" (2.57m x 2.31m) Airing cupboard housing a lagged copper tank with slatted shelves over, radiator, sealed unit double glazed window to the front.

Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment with a tiled surround, low flush wc, wash hand basin enclosed in a vanity surround with cupboard below, radiator, extractor fan, shaver point.

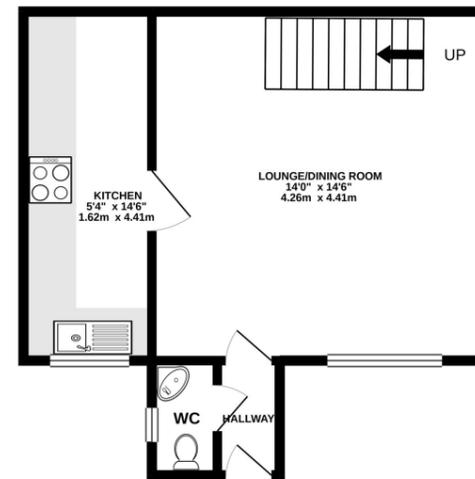
OUTSIDE

Garden

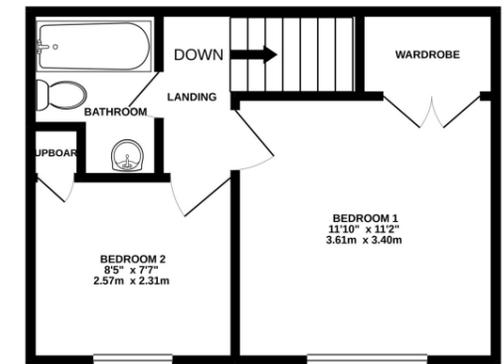
Small front garden, gas and electric meter cupboards and storage cupboard.

Residents' Parking

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021