

21 Loddon Way  
Ash. GU12 6NT



£350,000 Freehold



- Two double bedrooms
- Garage in block
- Double glazed windows
- No onward chain

- Central Heating
- External workshop / storage
- Garden
- Investment / First time purchase



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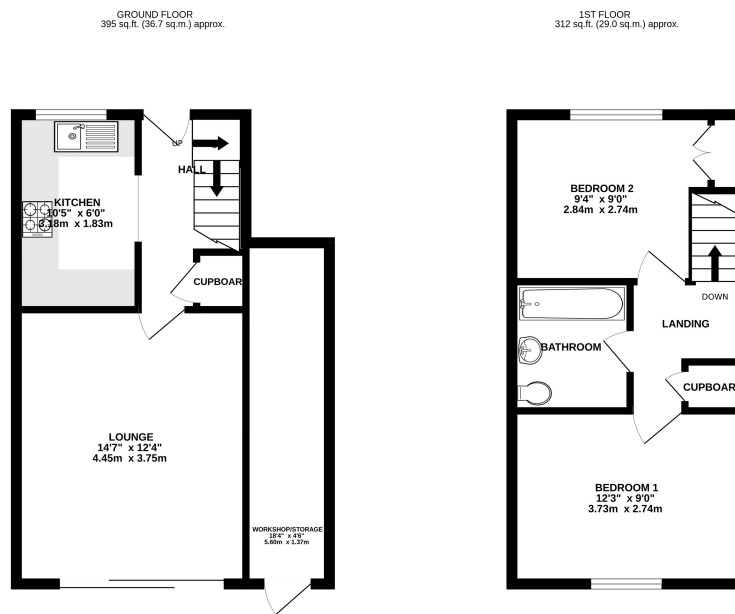
1 Guildford Road, Frimley Green, Surrey, GU16 6NL

# Summary

A modern two bedroom end terrace house representing an ideal first home or investment purchase. The accommodation is well presented and comprises a kitchen with built in oven and hob in addition to a lounge with sliding doors providing access to an enclosed garden. The property benefits from sealed unit double glazing, central heating and garden with an external workshop/ storage room with potential for many uses. To the rear of the property there is a gate with access to garage and parking. To the front of the property there is a small garden. Upstairs provides two light and airy double bedrooms and a family bathroom. No onward chain.

EPC Rating: C | Council Tax Band C: £2,296.51 per annum ( Guildford Council )

Location: The property is conveniently situated for local amenities and schools including Ash Manor and Walsh C of E Junior school. Recreational areas of Ash Green Meadows are ideal for cycling and dog walking together with sporting facilities at Ash Manor Sports Centre. The A31 and A331 at Aldershot provide access to Farnham, Guildford and M3 motorway.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	70	
(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.