

FOR SALE



Lampeter Close, Woking

3 Bedrooms, 1 Bathroom, Terraced House

Asking Price Of £475,000



- No Chain
- Three Bedrooms
- Cul-De-Sac
- Close To The Town Centre
- Garage
- Private Enclosed Garden
- Ideal Family Home

Available with NO ONWARD CHAIN is this three-bedroom family home. Located within a popular cul-de-sac that is conveniently positioned within walking distance to the town centre & mainline station.

The property comprises; entry hall, lounge/dining area and kitchen. Upstairs you have the family bathroom and three bedrooms. Additionally there is the integrated garage space and internal storage cupboards throughout.

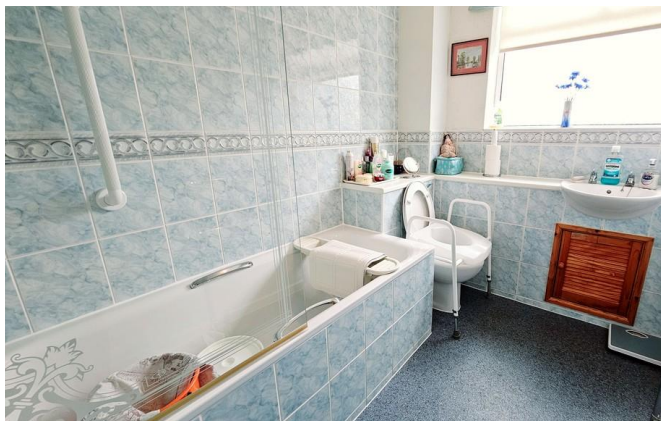
The garden space to the rear is mainly laid to lawn, but also a sun terrace and is bordered by mature shrubs. To front is the driveway providing off street parking.

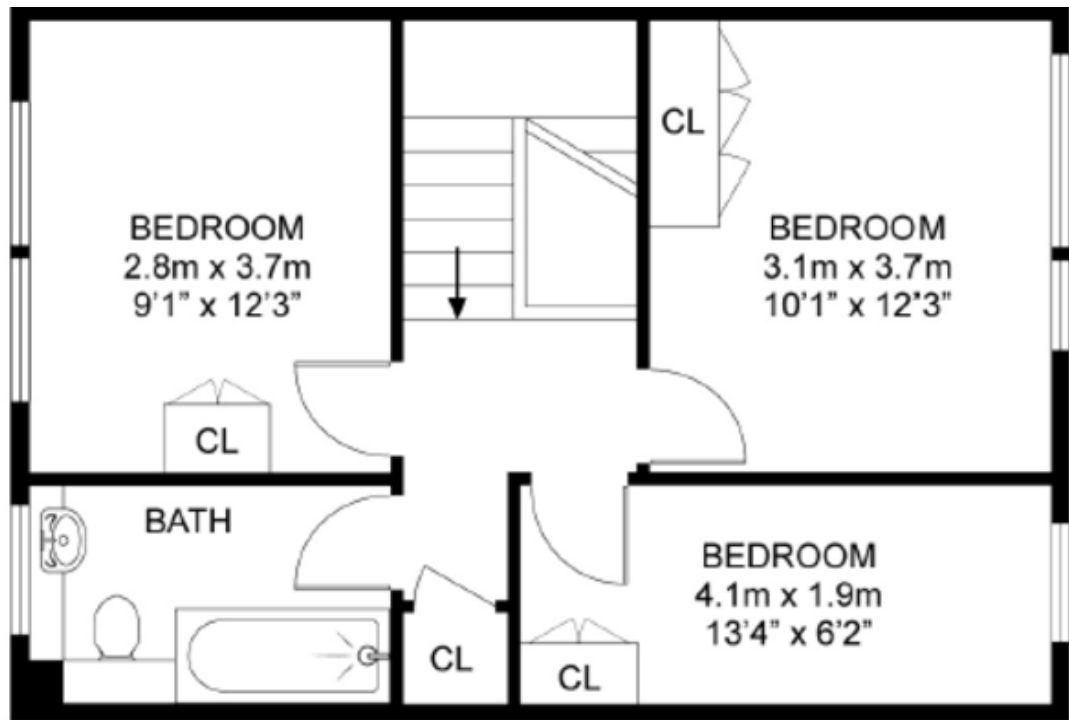
Lampeter Close is a popular cul-de-sac that is within the south side of Woking that is placed within 0.5 miles of the Town Centre & mainline station.

Woking, a town located in Surrey, is characterized by its excellent transport links, notably its mainline railway station connecting residents to London Waterloo and beyond. Woking also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road. Woking also offers well-regarded schools and community facilities.

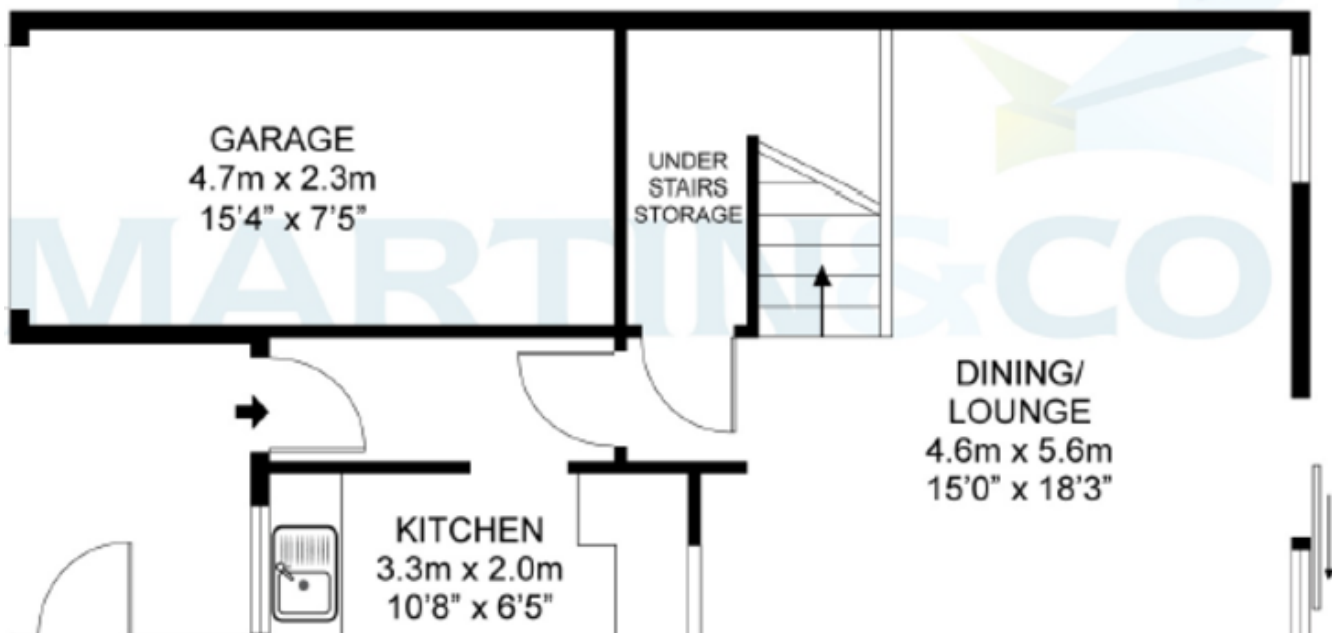
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





FIRST FLOOR



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.