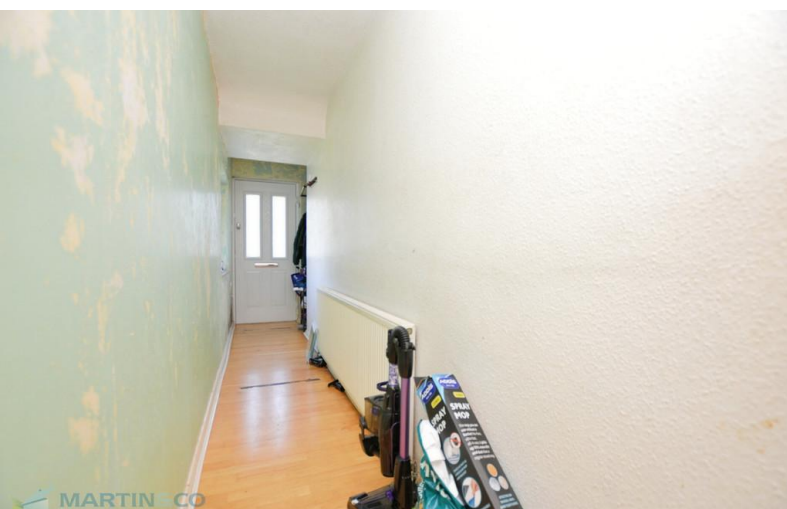


FOR SALE



Rydes Close, Woking

2 Bedrooms, 1 Bathroom, Maisonette

Asking Price Of £250,000

MARTIN&CO



2-Bedroom maisonette with Garden and Off-Road Parking – Great Potential!

- Great potential
- Two Bedroom
- Large Lounge
- Separate Kitchen
- Family Bathroom
- Large External Storage Unit
- Large Garden

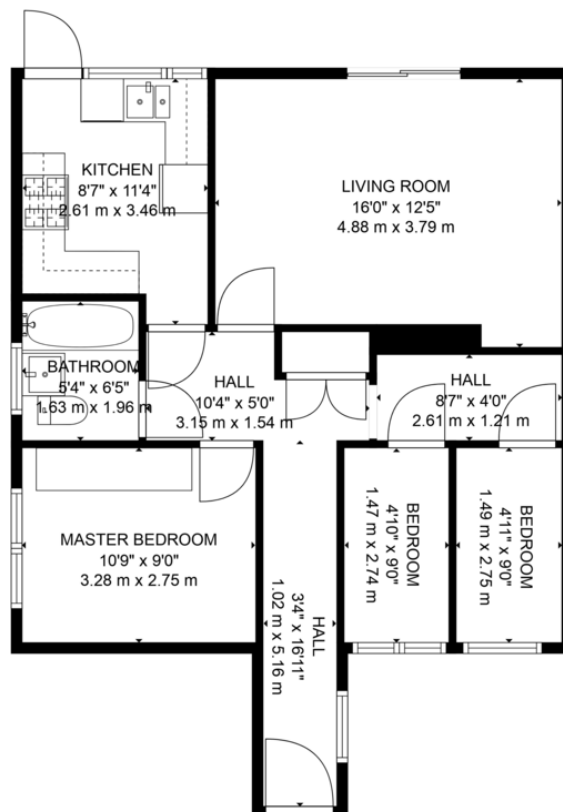
This spacious 2-bedroom maisonette offers a fantastic opportunity for buyers looking to add their own touch. Featuring a large lounge, family bathroom, and a separate kitchen, the home is complemented by a generous garden, off-road parking, and a large external storage unit.

Located close to local amenities, this home is perfect for families or investors alike. While in need of some updating, the property has great bones and plenty of potential to become a truly lovely residence.

Don't miss your chance to view – early interest is anticipated!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL: 677 sq. ft, 63 m²
 FLOOR 1: 677 sq. ft, 63 m²
 EXCLUDED AREAS: WALLS: 59 sq. ft, 5 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Martin & Co Woking

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<http://www.martinco.com>



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.