



5 The Square Headley Road, Grayshott, GU26 6LQ

Offers in excess of £210,000

**** OFFERED WITH NO ONWARD CHAIN FOR A QUICK SALE ****

Located in Grayshott which is a popular area in Hindhead and just off the A3 providing convenient access to Guildford and Petersfield. In a bustling area with views over the village square with shops and amenities along with the National Trust Woodland of The Golden Valley towards to rear.

The property which has allocated off street parking space briefly consists: GROUND FLOOR: Entrance hall, fitted kitchen, downstairs bathroom, dining room and sitting room. Stairs then lead to the FIRST FLOOR landing with two generous sized bedrooms.

We strongly recommend an early inspection.



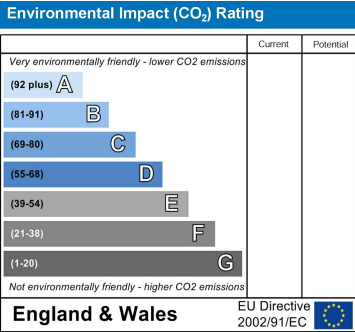
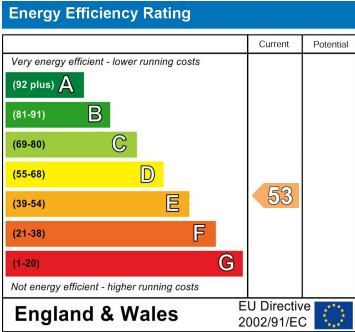
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

173 years remaining on the lease
Ground rent: £peppercorn per annum
Maintenance charge: £780 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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