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## **2 Claremont , Picket Piece, SP11 6LY**

### **Guide price £425,000**

\*\*\* GUIDE PRICE £425,000-£450,000 \*\*\*

Welcome to this charming semi-detached house located in the delightful area of Picket Piece. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The two bathrooms in this property provide convenience and comfort for the whole household, ensuring that busy mornings run smoothly and evening routines are a breeze. Built in 2004, this house combines modern amenities with a homely feel, offering the best of both worlds.

Situated in a serene neighbourhood, this property provides a peaceful retreat from the hustle and bustle of everyday life. The surrounding area offers a sense of community and tranquillity, making it an ideal location for families or those looking to settle down in a welcoming environment.

Don't miss the opportunity to make this house your home. With its generous living spaces, ample bedrooms, and convenient bathrooms, this property in Picket Piece is ready to welcome you with open arms.



Approx Gross Internal Area  
149 sq m / 1601 sq ft



Ground Floor  
Approx 62 sq m / 678 sq ft

First Floor  
Approx 67 sq m / 723 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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