



JASON SIMMONS POWERED BY **exp** TM UK

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## Crewe Road, Wheelock

£140,000

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- Off-street parking for two vehicles
- Double glazing & Central heating throughout
- Rear garden with large outbuilding
- Two double bedrooms
- Fitted kitchen
- Lounge with feature wood-burner
- NO ONWARD CHAIN
- Rivers over the River Wheelock
- Two bedroom cottage
- Quote Ref: JS0070



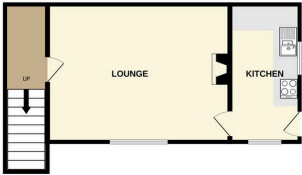
Quote Ref: JS0070. A TWO BEDROOM SEMI-DETACHED COTTAGE overlooking the River Wheelock and fields. To the ground floor offering; lounge with FEATURE WOOD-BURNER and a well presented fitted kitchen. To the first floor is a large landing, TWO DOUBLE BEDROOMS and a bathroom. Also, having OFF-ROAD PARKING, double glazing, central heating and a rear garden with large wooden outbuilding. Offered with NO ONWARD CHAIN.



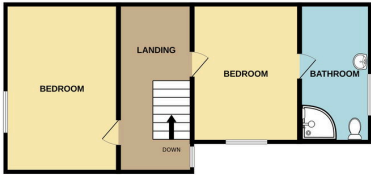




GROUND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
Made with Floorplan 02023

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
496 Crowe Road SANDHURST OX11 3RL	Energy rating <b>D</b>	Valid until: 30 May 2033 Certificate number: 2107-3405-2011-2011-1121

Property type	Semi-detached house
Total floor area	50 square metres

#### Rules on letting this property

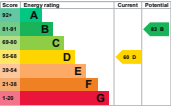
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regs-and-rental-licensing) (<https://www.gov.uk/guidance/landlords-on-the-regs-and-rental-licensing>)

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2107-3405-2011-2011-1121?print=true>

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