



Sunwood Drive, Sherfield-On-Loddon, Hook, RG27 0FP
Guide Price £285,000



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CHEQUERS are pleased to offer this two bedroom semi-detached bungalow in a gated complex on the popular Sherfield Park development. The accommodation includes lounge/dining room, kitchen, two bedrooms and a bathroom. Benefits include double glazed, allocated parking and additional visitors parking. Prompt viewing is recommended. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Radiator, airing cupboard, storage cupboard, access to loft space, spotlights.

LOUNGE/DINING ROOM:

15'10" max, 8'5" min x 13'11" max, 11'1" min (4.83m max, 2.57m min x 4.24m max, 3.38m min)

Rear aspect, double glazed window, double glazed patio door to rear garden.

KITCHEN:

11' x 8'5" (3.35m x 2.57m)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher, appliance space, spotlights.

BEDROOM ONE:

12'4" x 11'2" max, 9'6" min (3.76m x 3.40m max, 2.90m min)

Front aspect, double glazed window, radiator.

BEDROOM TWO:

9'5" x 8'2" (2.87m x 2.49m)

Front aspect, double glazed window, radiator.

BATHROOM:

Suite comprising panel enclosed bath with

shower over, shower screen, vanity unit with inset wash hand basin and low level w.c with concealed cistern, tiled surrounds, radiator, spotlights.

GARDENS:

To the front of the property is a shingled and paved area with shrubs leading to the front door. Communal areas with lawn, pathway to gates entrance. To the rear of the property is a patio leading to lawned area, raised shrub border, side access.

Allocated parking space. Visitors parking.

AGENTS NOTE:

There is a residents association - £100.00 per annum.

This property is part of the affordable home scheme and is advertised at the selling rate of 75% value of the RICS market survey.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

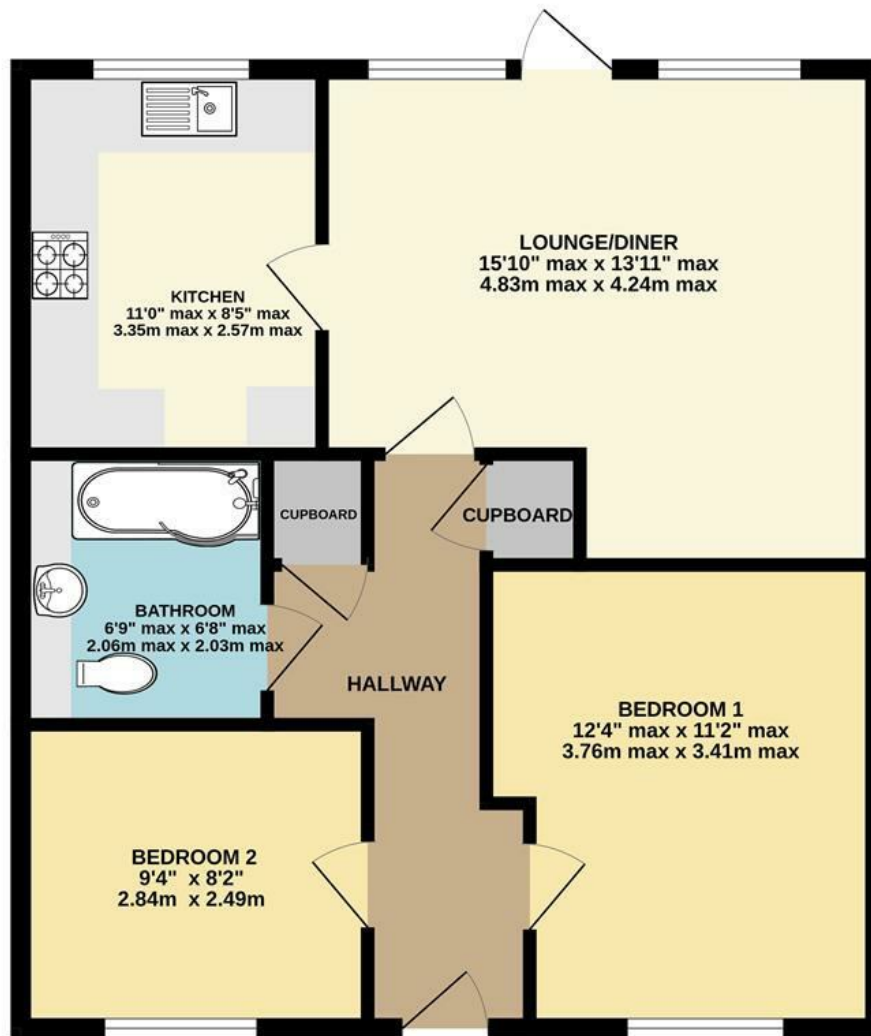
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR
Whilst every attempt has been made to ensure the accuracy of the information provided here, the information is provided as a guide only and should not be used as a basis for any decision. The services, systems and materials shown on this plan are as they are at the time of the survey.



PROX.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
92-100 A	91
81-91 B	75
69-80 C	
55-68 D	
43-54 E	
31-42 F	
21-30 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
92-100 A	
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
21-30 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

