



Chilworth Way, Sherfield-On-Loddon, Hook, RG27 0FD
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this generously sized two bedroom home, situated on the outskirts of the popular Sherfield Park development. Viewing is recommended to appreciate the features on offer - lounge, kitchen/dining room, cloakroom, two bedrooms and a bathroom. Further benefits include radiator heating, good sized rear garden and allocated parking. (draft particulars - awaiting vendors approval).

AGENTS NOTE:

The property is currently a shared ownership property. Our vendor, in conjunction with Vivid Housing Association, is sell 100% of the property. Please ask agent for further details.

ENTRANCE HALL:

Stairs to first floor, radiator.

LOUNGE:

12'7" max x 11'3" max (3.84m max x 3.43m max)

Front aspect, double glazed window, radiator, under stairs cupboard.

CLOAKROOM:

Low level w.c., wash hand basin, radiator, extractor fan.

KITCHEN/DINING ROOM:

14'4" x 9'5" min (4.37m x 2.87m min)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, storage cupboard, radiator, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, storage cupboard.

BEDROOM ONE:

14'8" max x 10'1" max (4.47m max x 3.07m max)

Front aspect, twin double glazed windows, storage cupboard, radiator.

BEDROOM TWO:

14'6" x 9' max (4.42m x 2.74m max)

Rear aspect, twin double glazed windows, radiator.

BATHROOM:

Suite comprising panel enclosed bath with mixer tap and shower over, low level w.c., pedestal wash hand basin, radiator.

GARDENS:

To the front of the property is a shrub border with pathway to the front door. The rear garden enjoys a private aspect, patio leading to lawned area, outside tap, garden shed, rear gate access.

PARKING:

One allocated parking space and visitors spaces.

MAINTENANCE CHARGE:

For the upkeep of communal areas - £35.81 per month.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

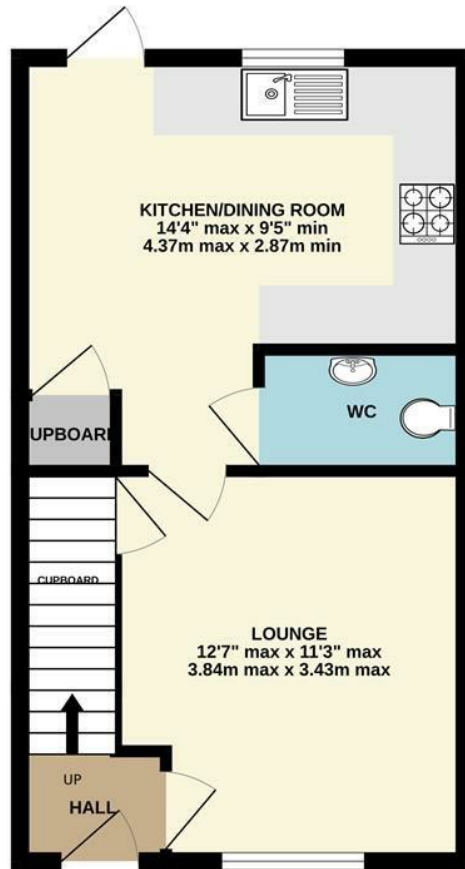
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

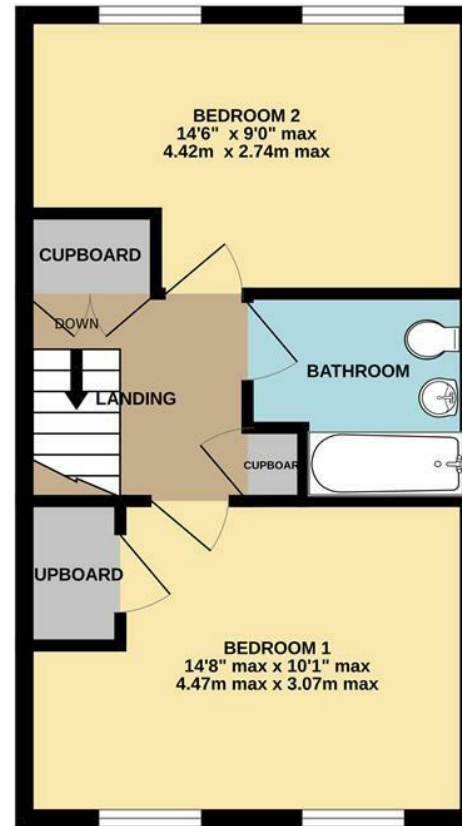
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.

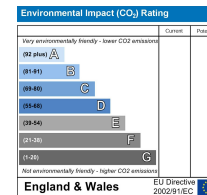
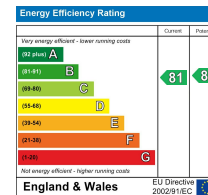


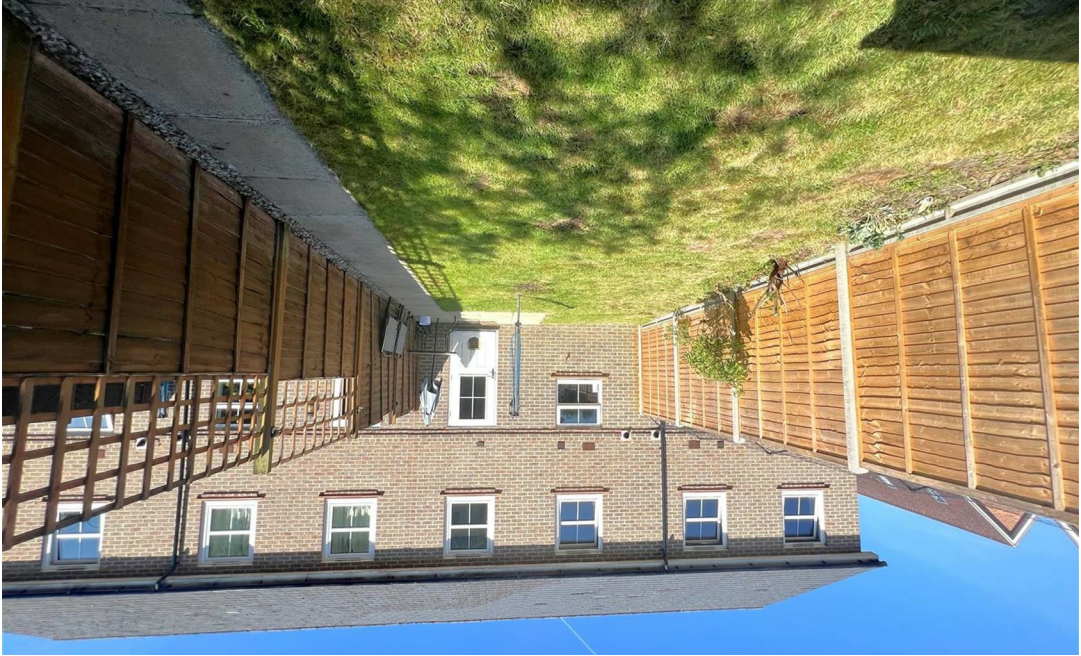
2 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 744 sq.ft. (69.1 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.

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