



Galena Close, Walderslade Woods

2 Bedroom, 1 Bathroom, House - Semi-Detached

£300,000



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- TWO BEDROOM SEMI-DETACHED HOUSE
- LOVELY PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- MODERN FITTED KITCHEN
- FRIDGE, FREEZER AND DISHWASHER
- SEPARATE UTILITY ROOM
- SHOWER OVER BATH
- WALDESLADE WOODS LOCATION
- GREAT FOR COMMUTERS TRAVELLING TO LONDON BY COACH
- NO CHAIN



Presenting for sale, a semi-detached property in a quiet location with a strong local community vibe. This property is neutrally decorated and comes with an EPC rating of D and falls under the council tax band C.

The property comprises a total of two bedrooms, one kitchen, and one reception room. The bedrooms are thoughtfully designed with the first one being a double room, equipped with built-in wardrobes and filled with an abundance of natural light. The second bedroom is a single room, offering the perfect space for a child or can be converted into a home office.

The house features a kitchen with enough space to accommodate a dining area, making it a perfect spot for family meals and entertaining guests. The reception room is a comfortable space for relaxation and leisure activities.

One of the unique features of this property is the garage that provides secure space for your vehicle or can be used for additional storage. In addition to this, the property comes with the convenience of parking facilities. The outdoor space includes a well-maintained garden, ideal for those who enjoy spending time outside.

The property is located near local schools, parks, and green spaces, making it a great choice for families and couples seeking a sense of community and easy access to recreational facilities. This semi-detached house is an excellent opportunity not to be missed.

BEDROOM 1
11'9" x 10'2"

BEDROOM 2
10'9" x 6'10"

LOUNGE
13'5" x 8'10"


KITCHEN
13'5" x 9'6"

UTILITY ROOM
8'6" x 3'5"


Garage
41'4" x 27'2"



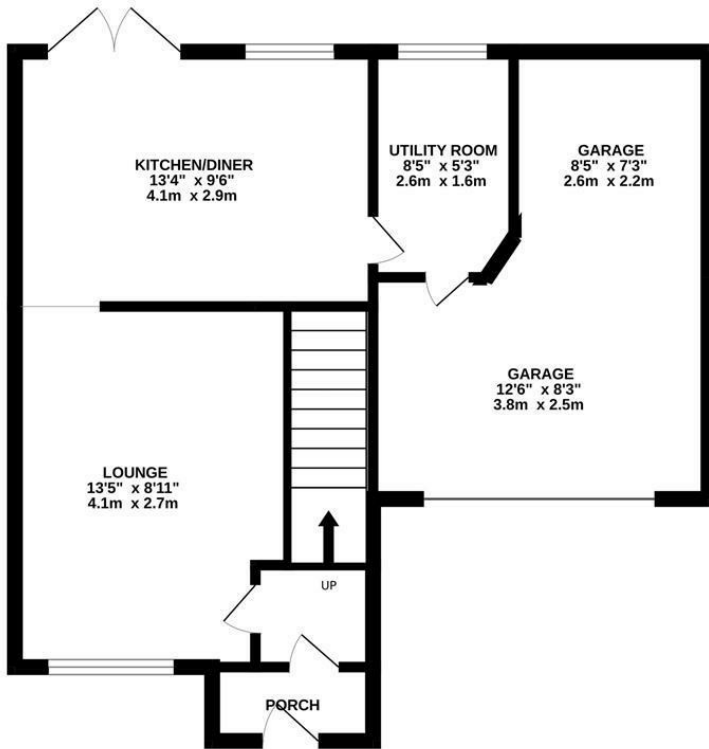
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

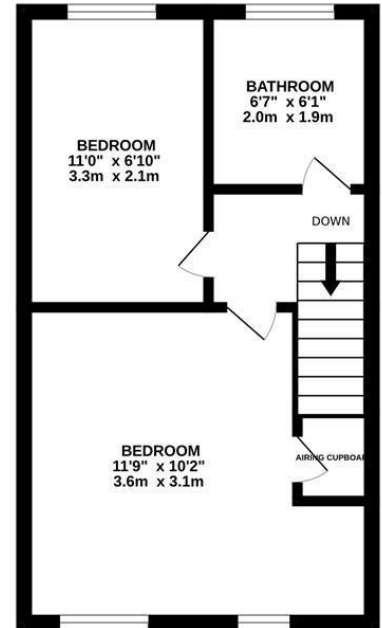
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 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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