



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



FOR SALE

Warnford Grove, Sherfield-On-Loddon, RG27 0ET

2 Bedrooms, 1 Bathroom, Terraced House

Asking Price Of £345,000





Sherfield Park

Asking Price Of £345,000

Council Tax band: C

- Two Double Bedrooms
- Luxury Bathroom
- Downstairs Cloakroom
- Kitchen/Diner
- Good Size Lounge
- Two Parking Spaces
- NO ONWARD CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well-presented two bedroom terraced home, located on the popular Sherfield Park development. Comprising two bedrooms, luxury bathroom, cloakroom, kitchen/breakfast room with appliances, lounge, enclosed garden and allocated parking for TWO cars.

HALLWAY Entrance mat, radiator and door to lounge.

LOUNGE 12' 0" x 8' 9" (3.66m x 2.68m) Front aspect window, carpet, radiator, under stairs storage cupboard and stairs to the landing.

KITCHEN/BREAKFAST ROOM 11' 11" x 11' 2" (3.65m x 3.42m) Rear aspect window, door to the garden, a range of eye and base level storage units with rolled edge work surfaces, integrated oven, four ring gas hob with extractor hood over, space for a fridge/freezer, plumbing for a washing machine and tiled floor.

CLOAKROOM Low-level WC, wash hand basin, radiator and tiled floor.

LANDING Airing cupboard, carpet and loft access.

BEDROOM ONE 10' 0" x 9' 8" (3.05m x 2.95m) Rear aspect window, double wardrobe, carpet and radiator.

BEDROOM TWO 8' 9" x 8' 8" (2.69m x 2.65m) Front aspect window, wardrobe, storage cupboard, carpet and radiator.



BATHROOM Bath with shower over, low-level WC, wash hand basin, radiator and tiled floor.

OUTSIDE To the front of the property there are TWO allocated parking spaces off the road.

To the rear of the property, there is an enclosed garden with side access gate.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: C
Basingstoke and Deane
EPC RATING: C
Two Allocated Parking Spaces
NO ONWARD CHAIN

