



✓ **2 BEDROOMS**

✓ **ENCLOSED REAR GARDEN**

✓ **GARAGE & PARKING**

✓ **DOWNSTAIRS CLOAKROOM**

✓ **FITTED WARDROBES**

✓ **KITCHEN/DINER**



Monxton Place
Sherfield-on-Loddon
RG27 0FB

£965pcm

LODDON PROPERTIES is delighted to offer to the market this outstanding 2 bedroom house with GARAGE, in the desirable SHERFIELD PARK area. The property is to be let UNFURNISHED and is available 15th December 2014.

Beautifully presented and with a PRIME LOCATION, this property will make an attractive home for a single professional, couple or small family. The property is located close to the edge of the development with GREEN SPACE and a park nearby.

The property boasts a modern downstairs CLOAKROOM with white suite and tiled floor continuing in from the hallway.

There is a LIGHT COMFORTABLE LOUNGE with neutral decor and beige carpet.

The KITCHEN/DINER is both STYLISH and practical with ample worktop & cupboard space. Appliances include the washing machine, DISHWASHER, fridge/freezer, integrated oven, GAS HOB and extractor fan. It is complete with room for a dining table and 2 windows giving plenty natural light. In addition to this there is a door leading out to the enclosed rear garden.

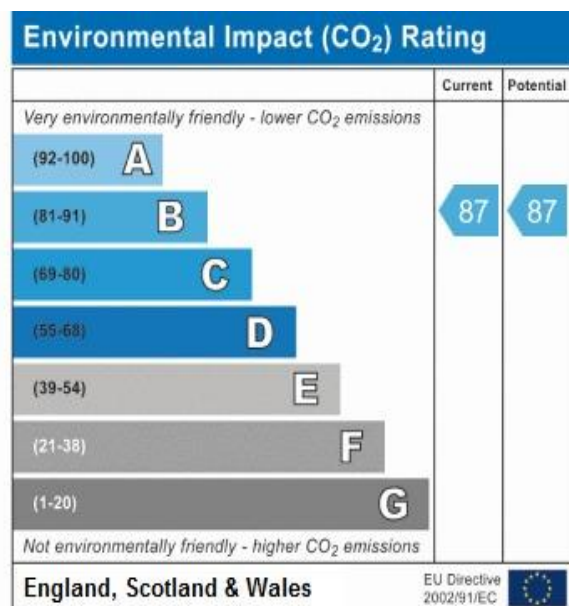
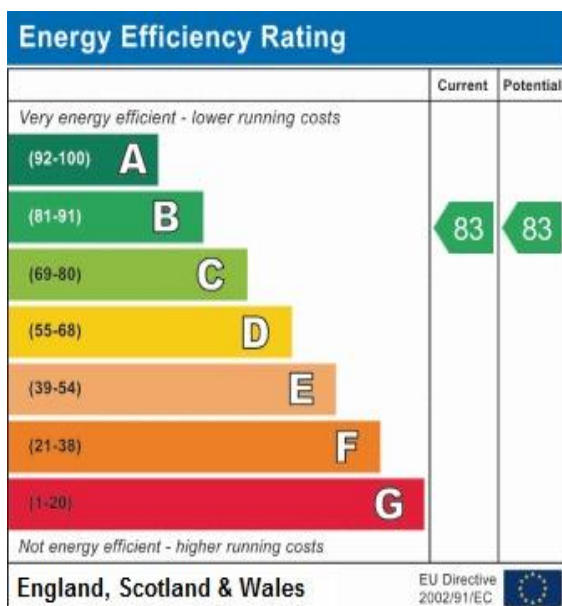
Upstairs there is a bright master bedroom with neutral decor and beige carpet. This room boasts a fitted mirrored WARDROBE and double doors to a JULIET BALCONY.

The second double bedroom also benefits from neutral decor, a continuation of beige carpet and a built in cupboard.

There is a MODERN BATHROOM with 3 piece white suite and SHOWER over the bath. The decor in this room is neutral in colour and the walls FULLY TILED around the bath. Beneath the sink is a vanity unit giving storage. Further benefits include a window and TILED FLOOR.

GAS CENTRAL HEATING and double glazing are THROUGHOUT the property.

Leading out from the kitchen is the enclosed low maintenance REAR GARDEN. A gate gives access to the GARAGE and ALLOCATED PARKING space. Further on street parking is available to the front of the property.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.