

**FOR SALE**



**North Road**

**2 Bedrooms, 1 Bathroom, Maisonette**

**Asking Price Of £276,000**





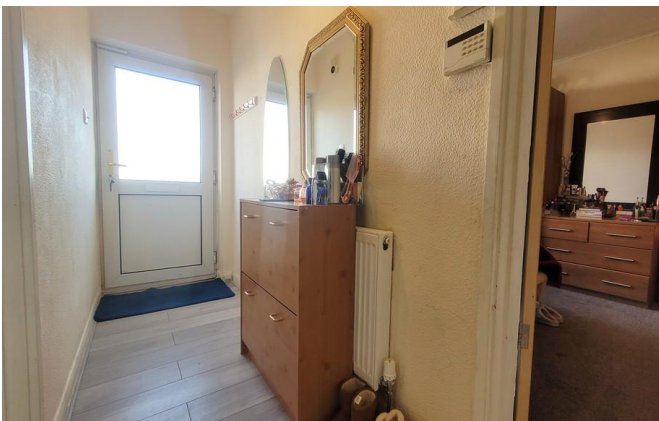
This spacious property comprises of two double bedrooms, a living area, separate kitchen and family bathroom.

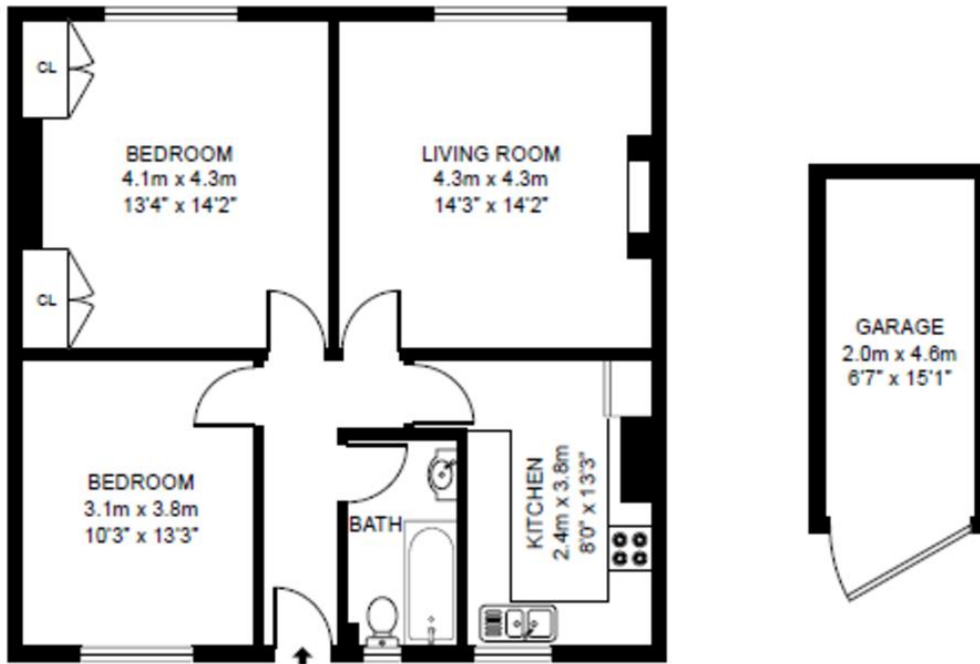
- No Onward Chain
- No Service Charge Costs
- No Ground Rent Costs
- Lease Term - 87 Years Remaining
- Ideal Investment
- Garage
- Private Garden

Additional benefits include a private garden and separate garage, you are also eligible for Woking's zone two parking on street parking permits for up to two cars.

The property is within a five minute walk of the town center with convenient access to the local amenities, bars, restaurants and the mainline station which provides a 25 minute commute to London. The M3 to the north, M25 to the east and A3 to the south offer easy access to the major road networks connecting the south of England and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROSS INTERNAL AREA  
TOTAL: 795.3 sq ft, 73.8 m<sup>2</sup>

**North Road, Woking**

Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

## Martin & Co Woking

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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 for 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.