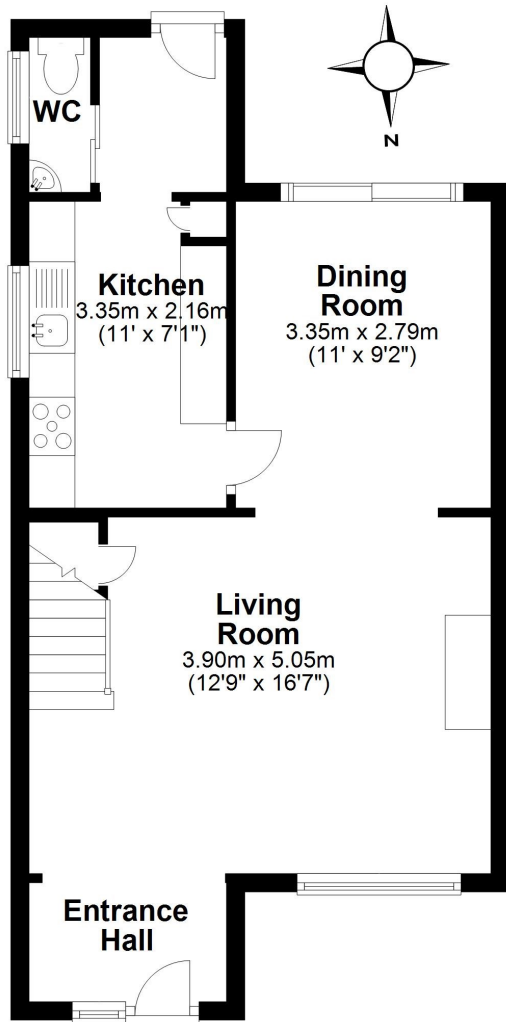
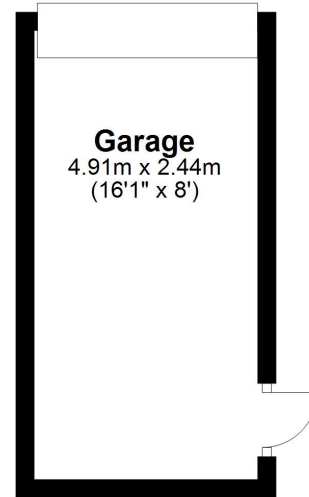


Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



Approx. Total Floor Area: 97
Sq M = 1044 Sq Ft
(Includes Garage)

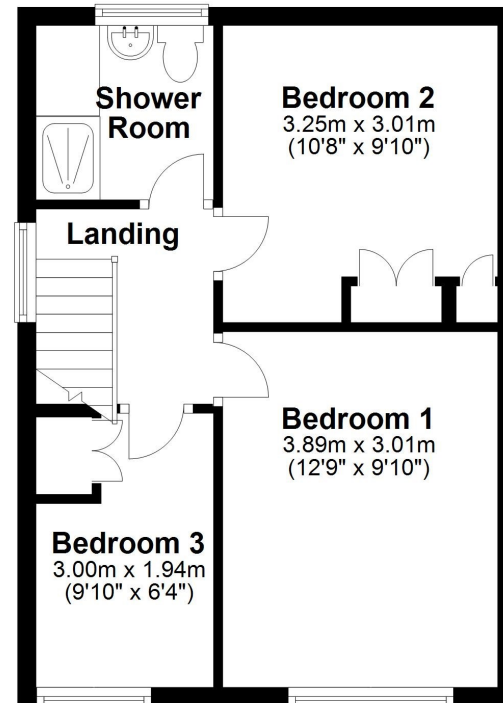


Floorplan is for illustration purposes only. All measurements are approximate and should be verified.

Total area: approx. 92.5 sq. metres (995.3 sq. feet)

First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Faulkner Place, Bagshot, Surrey, GU19 5LZ

Asking price £400,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



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*** NO ONWARD CHAIN *** A three bedroom semi detached house located in a quiet walkway position on the popular Nursery estate. Comprising a spacious living room with opening through to a good size dining room. The kitchen is well equipped with Neff five ring gas hob, utility area and a downstairs cloakroom. The property has a Baxi Bermuda boiler for heating and the house has double glazed windows. Upstairs provides a two double bedrooms, single third bedroom and shower room. The sale is subject to probate which has been applied for. Viewing is highly recommended!

LOCAL INFORMATION: Bagshot village has a good range of shops including a Post office, Cooperative supermarket, first and middle schools, pubs, restaurants and takeaways and the railway station which has direct commuter morning and return time train services to London (Waterloo). Close by at Earlswood Park there is a large Waitrose supermarket with a cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.



A front door with double glazed side panel window, outside courtesy light.

ENTRANCE HALL: Plain ceiling, down lights, ceramic tiled flooring, open plan to the:

LOUNGE: 16'7 x 12'9 (5.05m x 3.90m). Wide front aspect double glazed windows, two radiators, thermostat, under stairs cupboard with gas meter, electric meter and fuse box, gas fire with Baxi Bermuda VP2 boiler, archway to:

DINING ROOM: 11 x 9'2 (3.35m x 2.79m). With radiator, double glazed sliding patio doors to the garden, glazed door to:

KITCHEN: 11 x 7'1 (3.35m x 2.16). Base and wall cupboards, worktops with tiled splash backs, Neff five ring gas hob, oven under, stainless steel sink with mixer



tap, tiled flooring, side double glazed window, fitted blind, space for washing machine.

UTILITY AREA: Space for a tumble dryer, continuation of tiled flooring from the kitchen, double glazed door and side panel, plain ceiling.

CLOAKROOM: Low level WC, corner wash basin, double glazed window.

Stairs from corner of living room to the **LANDING:** Double glazed window, loft hatch with pull down ladder.

BEDROOM ONE: 12'9 x 9'10 (3.89m x 3.01m). Front aspect wide double glazed window, radiator, plain ceiling.

BEDROOM TWO: 10'8 x 9'10 (3.25m x 3.01m). Rear aspect double glazed window, radiator, airing

cupboard with hot water tank and linen shelves, storage cupboard with shelving.

BEDROOM THREE: 9'10 x 6'4 (3.00m x 1.94m). Double glazed window, radiator, over the stairs storage cupboard.

BATHROOM: A white suite with fully tiled walls, low level WC, wash hand basin, double glazed window, radiator, wood laminate flooring, fully tiled walls, shower cubicle with wall mounted Bristan shower unit, down lighting.

OUTSIDE:

REAR GARDEN: Large brick pavier patio area, small lawn area with flower and shrub borders, outside water tap, side access gate to front, rear gate.



FRONT GARDEN: Mainly laid to lawn with pathway to front door and side access.

GARAGE: 16'1 x 8 (4.91m x 2.44m). Up and over door, light and power.

COUNCIL TAX BAND: D (PAYABLE £2,195.39 2022/23)

*** SUBJECT TO PROBATE**

*** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.**

*** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.**

*** Any electrical and gas appliances are not tested.**

*** Sizes given are maximum approximate dimensions.**

