



Ivy Tree Cottage, Updown Hill, Windlesham, GU20 6DX
Guide Price £495,000



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Requiring renovation - An Edwardian three bedroom semi-detached house offering two separate reception rooms, character features and the scope to modernise. Located within the centre of the village, convenient for local shops, schools and amenities. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Part glazed front door, radiator, deep under stairs cupboard, stair to first floor.

SITTING ROOM:

14' x 13'10" (4.27m x 4.22m)

Front aspect, two double radiators, picture rail, coved ceiling, t.v aerial point, telephone point, raised feature fireplace, wall light points.

DINING ROOM:

12'8" x 12' (3.86m x 3.66m)

Rear aspect, sealed fireplace, radiator, picture rail, coved ceiling.

KITCHEN/BREAKFAST ROOM:

14'4" x 13'3" (4.37m x 4.04m)

Range of eye and base level units, twin bowl sink unit with mixer tap, work surfaces, fitted oven with storage above and below, fitted hob with extractor over, built-in dishwasher, appliance space, convector heater, door to rear garden.

BATHROOM:

10'2" x 8'4" (3.10m x 2.54m)

White suite comprising bath with mixer tap and shower attachment, large shower cubicle with power shower, low level w.c with concealed cistern, wash hand basin with cupboards below, extractor fan, half tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING:

Radiator, coved ceiling.

BEDROOM ONE:

13'11" x 11'10" (4.24m x 3.61m)

Front aspect, ornate cast iron fireplace with tiled surrounds, two radiators, mirror front wardrobes to one wall, wall light points.

BEDROOM TWO:

12'9" x 11'11" (3.89m x 3.63m)

Rear aspect, radiator, wall light points, airing cupboard.

BEDROOM THREE:

8'11" x 6'7" (2.72m x 2.01m)

Rear aspect, access to loft space, radiator.

CLOAKROOM:

Low level w.c. wash hand basin with mixer tap, chrome heated towel rail.

GARDENS:

Gate and pathway to the front door, double gates open to brick paved driveway for 1 vehicle, paved garden for easy maintenance, enclosed by mature hedging.

COUNCIL TAX:

Band E

AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the vendor is a connected person as defined by the act.

MONEY LAUNDERING REGULATIONS:

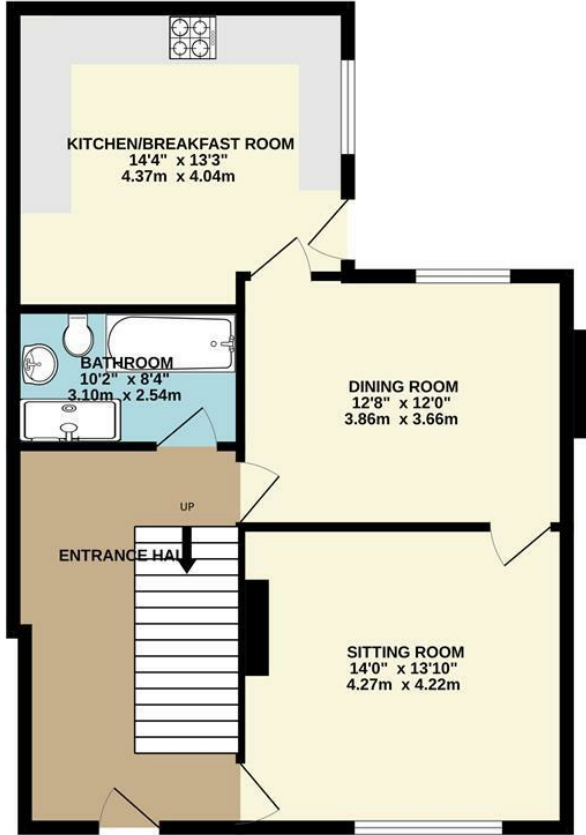
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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| Energy Efficiency Rating | Current | Maximum |
|---|---------|---------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 49-54 E | | |
| 41-48 F | | |
| 35-39 G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | Current | Maximum |
|---|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 49-54 E | | |
| 41-48 F | | |
| 35-39 G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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