Chilworth Way, Sherfield-On-Loddon, Hook, RG27 0FD Guide Price £325,000

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Chilworth Way, Sherfield-On-Loddon, Hook, RG27 0FD

NO ONWARD CHAIN - CHEQUERS are pleased to **BEDROOM ONE:** offer for sale this generously sized two bedroom 14'8" max x 10'1" max (4.47m max x 3.07m home, situated on the outskirts of the popular max) Sherfield Park development. Viewing is Front aspect, twin double glazed windows, recommended to appreciate the features on offer storage cupboard, radiator. - lounge, kitchen/dining room, cloakroom, two bedrooms and a bathroom. Further benefits include radiator heating, good sized rear garden and allocated parking. (draft particulars - awaiting vendors approval).

AGENTS NOTE:

The property is currently a shared ownership property. Our vendor, in conjunction with Vivid Housing Association, is sell 100% of the property. Please ask agent for further details.

ENTRANCE HALL:

Stairs to first floor, radiator.

LOUNGE:

12'7" max x 11'3" max (3.84m max x 3.43m max)

Front aspect, double glazed window, radiator, under stairs cupboard.

CLOAKROOM:

Low level w.c., wash hand basin, radiator, extractor fan.

KITCHEN/DINING ROOM:

14'4" x 9'5" min (4.37m x 2.87m min)

Rear aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, fitted oven and hob with extractor over, appliance space, storage cupboard, radiator, radiator, door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard, storage cupboard.

BEDROOM TWO:

14'6" x 9' max (4.42m x 2.74m max)

Rear aspect, twin double glazed windows, radiator.

BATHROOM:

Suite comprising panel enclosed bath with mixer tap and shower over, low level w.c., pedestal wash hand basin, radiator.

GARDENS:

To the front of the property is a shrub border with pathway to the front door. The rear garden enjoys a private aspect, patio leading to lawned area, outside tap, garden shed, rear gate access.

PARKING:

One allocated parking space and visitors spaces.

MAINTENANCE CHARGE:

For the upkeep of communal areas - £35.81 per month.

COUNCIL TAX:

Band D

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.























2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

TUTAL FLOOR ARCA: 144 sQ1,11, (b9), SQ1, approx. Whist every attempt has been wade to ensure the accuracy of the Son,11, approx. or source of the source of



GROUND FLOOR 372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR 372 sq.ft. (34.6 sq.m.) approx.











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Vite Property The Property

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Whilst we endeavour to make our defails accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particular importance to you, please contact the office and we will be pleased to check the information. Do so particular importance to you, please contact the office and we will be pleased to check the information. Do so particular importance to you, please contact the office and we will be pleased to check the information. Do so particular information, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

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