



Reading Road, Sherfield-On-Loddon, Hook, RG27 0BS
Guide Price £170,000



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NO ONWARD CHAIN - WESTON HOUSE enjoys a prime location in the heart of Sherfield on Loddon. Open parkland is nearby and local amenities and pubs are a short walk away. Properties such as this are rarely available and prompt viewing is recommended to appreciate the well balanced accommodation of this first floor apartment, offering living room, kitchen, double bedroom and bathroom.

Entry phone system, stairs to first floor, door to -

ENTRANCE HALL:

Entry phone system, radiator, access to loft space, airing cupboard housing boiler.

LIVING ROOM:

13'11" max x 11'5" max (4.24m max x 3.48m max)

Double glazed window, radiator.

KITCHEN:

8'1" max x 7'10" max (2.46m max x 2.39m max)

Double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, appliance space, cooker point, radiator.

BEDROOM:

11'3" x 9'2" (3.43m x 2.79m)

Double glazed window, radiator.

BATHROOM:

9' max x 6'8" max (2.74m max x 2.03m max)

Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled surrounds, radiator, double glazed window.

OUTSIDE:

Weston House has communal lawned gardens with ample parking to the front and side.

COUNCIL TAX:

Band B

LEASE DETAILS:

We have been advised there are approximately 977 years remaining on the lease and any purchaser will have a share of the freehold. Maintenance - £926.00 half yearly 1st July and 1st January. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

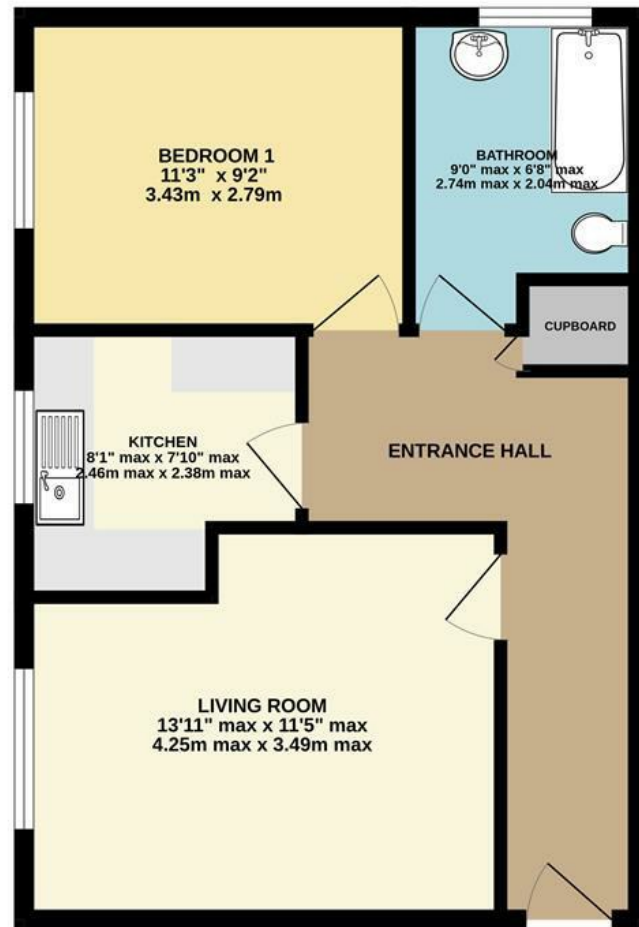
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
473 sq.ft. (43.9 sq.m.) approx.



1 BEDROOM FLAT
TOTAL FLOOR AREA : 473 sq.ft. (43.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, omission or mis-statement have not been given, and no responsibility can be given, only and shown.



Energy Efficiency Rating	
Current	Potential
A (92-100)	B (81-91)
B (81-91)	C (69-80)
C (69-80)	D (55-68)
D (55-68)	E (39-54)
E (39-54)	F (21-38)
F (21-38)	G (1-20)
G (1-20)	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92-100)	B (81-91)
B (81-91)	C (69-80)
C (69-80)	D (55-68)
D (55-68)	E (39-54)
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G (1-20)	
England & Wales	
EU Directive 2002/91/EC	



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Whilst we endeavour to make our details 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 particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, 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.