



Sherwood Avenue, Walderslade, ME5 9PX

Asking price £350,000 Freehold

 3
  1
  1
  D

The Homes Group are delighted to present to the market this three bedroom semi-detached house. Set in a sought-after location, close to both Walderslade Village and Walderslade Woods, this house would make the perfect family home.

Benefits include: Three bedrooms, 18'5 fitted open plan kitchen/dining room, 12'0 lounge with feature fire, upstairs shower room, double glazing, central heating, approx 80' rear garden with bloc paved side vehicular access, detached garage, and front garden. Offered VACANT and with NO CHAIN

The layout of the rooms as below:

Entrance Hall
12'0 x 6'0 (3.66m x 1.83m)

Cloakroom
5'2 x 2'8 (1.57m x 0.81m)

Lounge
12'0 x 11'11 (3.66m x 3.63m)

Kitchen/Dining room
18'5 x 10'5 (5.61m x 3.18m)

Landing
7'8 x 6'0 (2.34m x 1.83m)

Bedroom One
11'11 x 10'2 (3.63m x 3.10m)

Bedroom Two
11'7 x 10'6 (3.53m x 3.20m)

Bedroom Three
8'10 x 7'9 (2.69m x 2.36m)

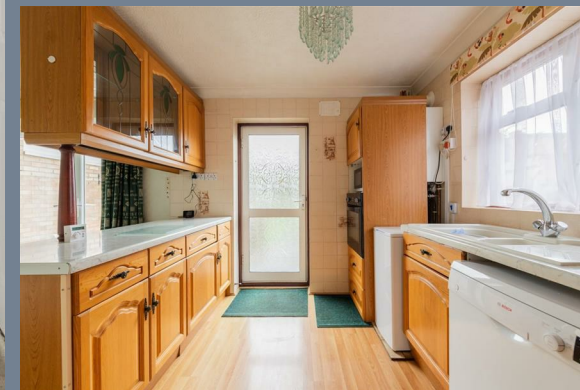
Shower Room
6'4 x 5'6 (1.93m x 1.68m)

Detached Garage
18'5 x 8'3 (5.61m x 2.51m)

Rear Garden
79'11" x 31'0" approximate (24.38m x 9.45m approximate)

Tenure: Freehold

Council Tax: Band C





Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.