



Selbon

Simply Different

Compton Way, Sherfield-On-Loddon, Hook,
Hampshire, RG27 0SG

Guide price £350,000 Freehold

2 2 1 C

01252 979300

Selbonproperty.co.uk

- Two Bedroom House
- Living Room
- Cloakroom
- Enclosed Rear Garden
- Double Glazed Windows & Gas Central Heating
- Sherfield On Loddon
- Kitchen/Dining Room
- En-Suite & Family Bathroom
- Two Parking Spaces
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom mid-terrace home built by Croudace Homes and offered to the market for the first time since new (in 2007), ideally located in a cul-de-sac location in the village of Sherfield on Loddon. The property is ideally positioned for commuters, families and those seeking convenient access to local amenities.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The ground floor accommodation includes; front aspect living room, kitchen/dining room and a cloakroom with white suite.

The kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in electric oven, four ring gas hob with extractor over, space for upright fridge/freezer, space and plumbing for washing machine. There is space for a dining table and door to the rear garden.

To the first floor the landing gives access to the two bedrooms and the family bathroom.

Bedroom one benefits from an en-suite shower room with shower cubicle, hand wash basin and W.C. The family bathroom comprises; panel enclosed bath, hand wash basin and W.C.

Externally the rear garden is predominately laid to lawn with planting. The garden backs onto a lightly wooded area offering a high degree of privacy. Immediately to the rear of the property is a patio area.

There are two allocated parking spaces in front of the property.

We are advised by the owner that the property is located in a shared gated private area away from the main development. The area is managed through a management company run by the owners of the five houses situated within the area.







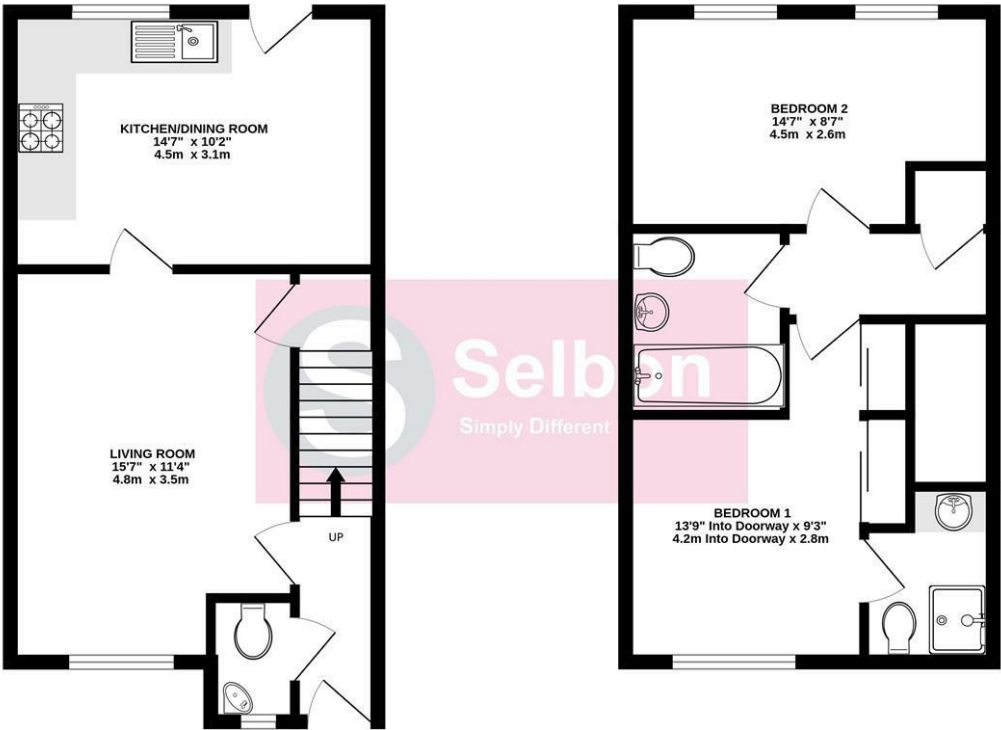








Floor Plans

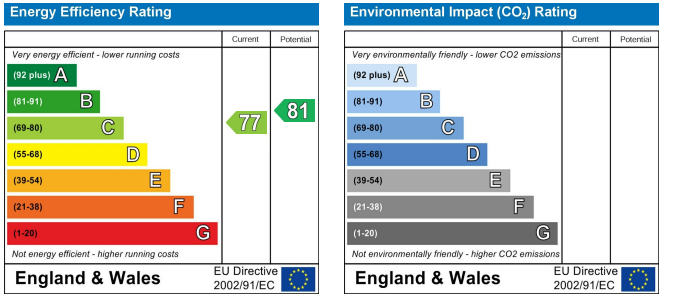


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D