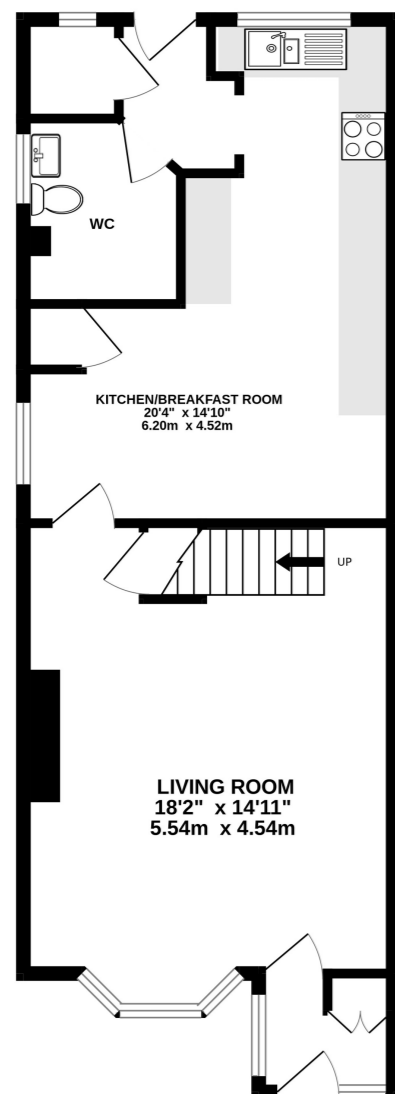
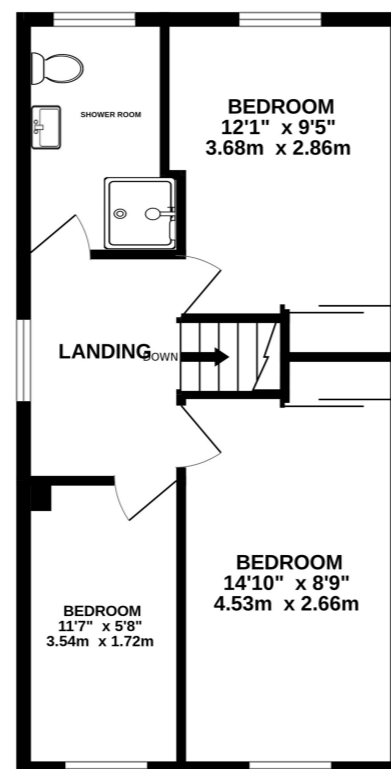


36 Southwark Close Yateley, GU46 6QG

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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.
Made with Metropix 62024



£399,999 Freehold



- End of terrace
- Kitchen/breakfast room
- Parking for several vehicles
- Cul de sac location
- Close to highly regarded schools

- Three bedrooms
- Downstairs cloakroom
- Enclosed rear garden
- Double glazed
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

A well presented family home set in an ideal cul-de-sac location close to highly regarded schools and Yateley Common with its rich wildlife surroundings. The downstairs accommodation comprises a living room, spacious kitchen/breakfast room and a cloakroom with potential to convert into a downstairs shower room. On the first floor there is loft access from the landing, three bedrooms and a family shower room. Other features include double glazing, gas central heating and the property is being offered with no onward chain.

The low maintenance rear garden has an area of artificial turf and a full width patio with a footpath leading to a wood cabin with power and lighting, beyond which is a timber garden shed, all enclosed by wood panelled fencing. To the front of the property there is a paved driveway with parking for several vehicles and side access to the rear garden.

EPC: C Council Tax band C: £1,845.08 per annum (2024/25)

Location

Yateley itself is a small town in North East Hampshire with great access to the M3 and M4 motorways, or trains can be caught in Fleet, Farnborough Main or Winchfield to go into London Waterloo. Local schools include Infant and Primary and two Comprehensives, one in Yateley and the other in Frogmore. Yateley proudly boasts its own fishmonger and butcher as well as a Waitrose supermarket and two medical centres.

Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Luff and Wilkin.