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2 Bed Terraced In Shawfield Road , Ash, GU12 6RB

£425,000



20



Ref:16944



SHORT DESCRIPTION

Property Ref: 16944 EPC in progress A well presented character home in a non estate location which benefits from double glazing throughout and off road parking. COVERED PORCH: Part glazed door leading to ENTRANCE HALL: Radiator, dado rail, Hive thermostat, Victorian style tiled floor, stairs to first floor landing, part glazed door to living room. LOUNGE: 4.29m (14'1) into bay x 3.45m (11'4) Front aspect double glazed bay window with wooden shutters, feature fireplace, picture rail, built in shelves and cupboards. DINING ROOM: 3.63m (11'11) x 3.45m (11'4) Rear aspect double glazed window, feature brick fireplace with tiled hearth, dado rail, under stairs cupboard. KITCHEN: 2.74m (9'0) x 2.72m (8'11) Side aspect double glazed window and stable door leading to the garden. Butler sink, oak work surfaces, base and eye level units with integrated under counter fridge and freezer, cooker and over head extractor, plumbing for dishwasher, wood effect laminate floor and part tiled walls. FIRST FLOOR LANDING: Dado rail, access to loft. BEDROOM 1: 4.17m (13'8) x 3.51m (11'6) Two front access double glazed windows, radiators under the windows, wooden floorboards. BEDROOM 2: 3.63m (11'11) x 2.74m (9'0) Rear aspect double glazed window, radiator under window BATHROOM not measured Large feature bath with thermostatic shower and shower pump, glass shower screen, w.c, hand basin with built in cupboard, radiator, airing cupboard, part tiled walls and solid wood door REAR GARDEN Award winning garden design with flower beds and seating areas. Brick built outbuilding houses washing machine and tumble dryer along with additional storage space. Property Type: Terraced Full selling price: £425000.00 Pricing Options: No Status Tenure: Freehold Council tax band: C EPC rating: D Measurement:893.405 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

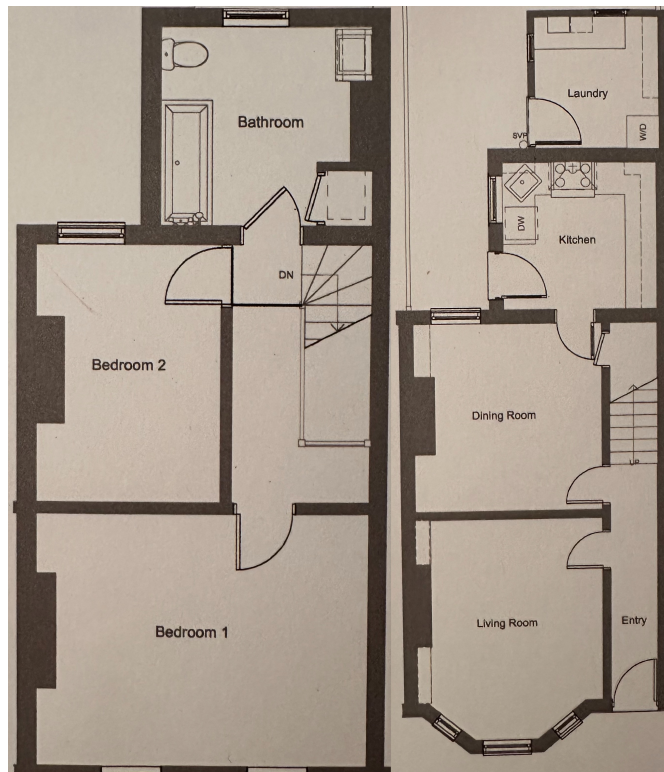
2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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